SYMBOL LEGEND

DOOR NUMBER IDENTIFICATION 1

ROOM NUMBER IDENTIFICATION ..... ROOM NAME 100

ROOM FLOOR FINISH ..... VCT "A"

ELEVATION COLOR / FINISH REFERENCE 1

WINDOW IDENTIFICATION (IF REQUIRED) 1

KEYED NOTE 1

CHANGE IN PLANE ..... 1"

ELEVATION HEIGHT ..... 1'-0" T.O. ITEM

CEILING HEIGHT DESIGNATION ..... 1'-0"

FINISH TYPE DESIGNATION ..... FINISH 1

TYPICAL DETAIL DESIGNATION ..... DETAIL NUMBER 1, SHEET WHERE DETAIL APPEARS A1.0

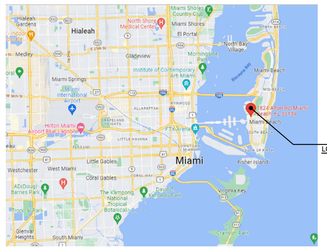
BUILDING ELEVATION 1 A1.0

WALL SECTION 1 A1.0

INTERIOR ELEVATION A1.0, 1 A1.0

ENLARGED PLAN 1 A1.0

SITE VICINITY MAP



SITE KEY PLAN

ROSS

DRESS FOR LESS

TENANT IMPROVEMENT PACKAGE

#2541 SUNSET HARBOUR, FL

1824 Alton Rd

Miami Beach, FL 33139

mcgarchitecture.com

CLEVELAND
COLUMBUS
FLORIDA
MAINE
PHOENIX
SAN FRANCISCO

Seal:

ROSS DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

ABBREVIATIONS

A	ALLOWANCE	JAN.	JANITOR
A.B.	ANCHOR BOLT	JB	JUNCTION BOX
AC	AIR CONDITIONING/ER	JBS.	JAMBS
A.C.T.	ACOUSTICAL CEILING TILE	JT.	JOINT
A.F.F.	ABOVE FINISH FLOOR		
ALT.	ALTERNATE	LAM.	LAMINATE
ALUM.	ALUMINUM	LAV.	LAVATORY
APA	AMERICAN PLYWOOD ASSOCIATION	LBS	POUNDS
APPROX.	APPROXIMATE	LCP	LOSS CONTROL PANEL
A.R.	ARCHITECTURAL REPRESENTATIVE	LHI	LEASE-HOLD IMPROVEMENT
		LP	LOSS PREVENTION
BA	BURGLAR ALARM		
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MDB	MAIN DISTRIBUTION BOX
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MGMT.	MANAGEMENT
BOT.	BOTTOM	MIN.	MINIMUM
		MISC.	MISCELLANEOUS
CD	CRITICAL DIMENSION +/- 1/2" F.O.F.	M.O.	MASONRY OPENING
C.J.	CONTROL JOINT	MTD.	MOUNTED
CLG.	CEILING	MTL.	METAL
CLR.	CLEAR		
CM	CONSTRUCTION MANAGER	NIC/N.I.C.	NOT IN CONTRACT
C.M.U.	CONCRETE MASONRY UNITS	NO.	NUMBER
C.O.	CLEAN OUT	NLT	NOT LESS THAN
CONC.	CONCRETE	NTS	NOT TO SCALE
CONT.	CONTINUOUS		
CONTR.	CONTRACTOR	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
C.R.	CONSTRUCTION REPRESENTATIVE	OFI.	OVER FLOW LEADER
C.T.	CERAMIC TILE	O.H.	OVERHEAD
CT	CURRENT TRANSFORMER	OPNG.	OPENING
CTR.	CENTER	OPP.	OPPOSITE
		OPS	OPERATIONS
DBL.	DOUBLE	ORP	OVERRIDE PANEL
DIA.	DIAMETER	OSA	OUTSIDE AIR
DIB	DEMAND METER	OSB	ORIENTED STRAND BOARD
DN.	DOWN		
DO	DIGITAL OUTPUT	P.B.C.	PLUMBING CONTRACTOR
DR.	DOOR	PC	PHOTOCELL OR PERSONAL COMPUTER
DRS	DOORS	PIV	POST INDICATOR VALVE
D.S.	DOWN SPOUT	PL.	PLATE
DTL/DET.	DETAIL	PLAS. LAM.	PLASTIC LAMINATE
DWG.	DRAWING	PLYWD.	PLYWOOD
		PR.	PAIR
EA.	EACH	PT.	PAINT
EAS	ELECTRONIC ARTICLE SURVEILLANCE	PTB	PUBLIC TELEPHONE BLOCK
E.F.	ELECTRICAL FAN	PVM	PUBLIC VIEW MONITOR
E.C.	ELECTRICAL CONTRACTOR		
ELEC.	ELECTRICAL	RAD.	RADIUS
ELECT.	ELECTRICAL	RCP	REFLECTED CEILING PLAN
ELEV.	ELEVATION	RDL	ROOF DRAIN LEADER
EMP	EMERGENCY MGMT. CONTROL PANEL	REINF.	REINFORCED
EQ.	EQUAL	REQ'D.	REQUIRED
EQUIP.	EQUIPMENT	RESIL.	RESILIENT
ETC.	ETCETERA	RM.	ROOM
E.W.	EACH WAY	R.O.	ROUGH OPENING
EWC/E.W.C.	ELECTRIC WATER COOLER	RTU	ROOF TOP UNIT
EXIST.	EXISTING		
EXP.	EXPANSION	SC	SOLID CORE
		SEC	SECTION
F.B.O.	FURNISHED BY OTHERS	SF	SQUARE FEET/FOOTAGE
FD	FLOOR DRAIN	SHTG.	SHEATHING
FDC	FIRE DEPARTMENT CONNECTION	SIM.	SIMILAR
FIN.	FINISH(ED)	SPEC'S.	SPECIFICATIONS
FLR.	FLOOR	SP	SINGLE PHASE
FOF	FACE OF FINISH	SQ.	SQUARE
F.P.	FIREPROOF	SS	SANITARY SERVICE
FS	FLOOR SINK	STB	STATION TELEPHONE BLOCK
FT	FEET/FOOT	STD.	STANDARD
FTG.	FOOTING	STL.	STEEL
FURR	FURRING	STRUCT.	STRUCTURAL
GA.	GAUGE	TELECOM	TELECOMMUNICATIONS
GALV.	GALVANIZED	T.O.	TOP OF
GC/G.C.	GENERAL CONTRACTOR	T.O.M.	TOP OF MASONRY
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	T.O.S.	TOP OF STEEL
GL.	GLASS	T.S.	TUBE STEEL
GPF	GALLONS PER FLUSH	TS	TEMPERATURE SENSOR
GWB	GYPSUM WALL BOARD	TV	TELEVISION
G.V.	GRAVITY VENTILATOR	TYP.	TYPICAL
GYP.	GYPSUM		
GWB	GYPSUM WALL BOARD	U.N.O.	UNLESS NOTED OTHERWISE
		UON	UNLESS OTHERWISE NOTED
HC.	HOLLOW CORE		
H.M.	HOLLOW METAL	V.C.T.	VINYL COMPOSITION TILE
HORIZ.	HORIZONTAL	V	VERIFY
HR	HOUR	VL/V.L.	VERIFY LOCATION
HT.	HEIGHT		
HVAC	HEATING, VENTILATING & AIR CONDITIONING	W	WATT
		W/	WITH
I.D.	INSIDE DIAMETER	WAN RTR	WIDE AREA NETWORK ROUTER
IG	ISOLATED GROUND	WC	WATER CLOSET
INSUL.	INSULATION	WD.	WOOD
INT.	INTERIOR	WH	WATER HEATER
I.T./IT	INFORMATION TECHNOLOGY		

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LIGHT FIXTURES
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6425 SAN LEANDRO STREET
OAKLAND, CA 94621
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CONTACT: TERRY CAVANAUGH
PHONE: (415) 939-6873
EMAIL: TERRY@CALIFORNIACASTER.COM

TRASH COMPACTOR
MARATHON EQUIPMENT COMPANY
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VERNON, AL 35592
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EMAIL: TWHITE@OVERSEAS.COM
ALT. CONTACT: MARK CARRUTH
PHONE: (205) 695-9105
CELL: (205) 712-7117
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VCT FLOOR TILE
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NOT USED

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ROSS LOSS PREVENTION EQUIPMENT TEAM
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DRINKING FOUNTAIN
NATIONAL ACCOUNTS – INSIDE SALES TEAM
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WORLD DRYER LTD.
340 COUNTY LINE ROAD
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DELAYED EGRESS DEVICE
ALARM LOCK SYSTEMS
345 BAYVIEW AVENUE
AMITYVILLE, NY 11701
CONTACT: BILL SPORRE, VP SALES
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PHONE: (516) 857-8662
TECH SUPPORT ISSUES ONLY:
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ACCEPTABLE ALTERNATE FOR DOCK SEALS/BUMPER/RAINGUARD;
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7653 ST. CLAIR AVE.
MENTOR, OH 44060
RAY STRUMSKY
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CELL: 440-724-9665

NOT USED

TRASH RECEPTACLE
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1785 LOCUST STREET- SUITE 7
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NOT USED

DOCK SECTIONAL DOOR
OVERHEAD DOOR CORPORATION
2501 SOUTH STATE HIGHWAY 121, SUITE 200
LEWISVILLE, TX 75067
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ACCEPTABLE ALTERNATE FOR DOCK DOOR;
COMMERCIAL SOLUTIONS
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ROOF INSPECTION
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EMAIL: BRETT@SEQUOIASAGASOBRIEN.COM

NOT USED

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ENERGY REBATE
ROSS REBATE ADMINISTRATION SERVICES
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CONTACT: DEBBIE MCNEILL
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DO NOT CONTACT LOCAL DOOR SUBS

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TIME MIST DISPENSER
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(RETAIL) = PUBLIC FACING FACILITIES / STORES
(ENTERPRISE) = CORPORATE / DISTRIBUTION / REGIONAL OFFICES

CODE DATA SUMMARY

JOB NAME: ROSS DRESS FOR LESS SUNSET HARBOUR
STORE NUMBER 2541
1824 ALTON ROAD
MIAMI BEACH, FL 33139

A. BUILDING CRITERIA

BUILDING CODES: Building Code – 2017 FLORIDA BUILDING CODE, SIXTH EDITION
Electrical Code – 2017 FLORIDA ELECTRIC CODE, SIXTH EDITION
Mechanical Code – 2017 FLORIDA MECHANICAL CODE, SIXTH EDITION
Plumbing Code – 2017 FLORIDA PLUMBING CODE, SIXTH EDITION
Energy Code – 2017 FLORIDA ENERGY CONSERVATION CODE, SIXTH EDITION
Fire Code – 2017 FLORIDA FIRE PREVENTION CODE, SIXTH EDITION
Accessibility Code – 2017 FLORIDA ACCESSIBILITY CODE, SIXTH EDITION

OCCUPANCY: (M) MERCANTILE
CONSTRUCTION TYPE: II–B, FULLY SPRINKLERED (EXISTING TO REMAIN)
BASE BUILDING AREA: GROUND FLOOR – LEVEL 1: .....6,215 SQ. FT.
SECOND FLOOR – LEVEL 2: .....16,616 SQ. FT.

ROSS GROSS AREA: .....22,831 SQ. FT.

B. BUILDING INFORMATION:

FIRE RESISTIVE REQUIREMENTS (IBC TABLE 601)
1. EXTERIOR BEARING WALLS –N
2. INTERIOR BEARING WALLS/COLUMNS –N
3. INTERIOR NON–BEARING WALLS –N
4. BEAMS, TRUSSES & GIRDERS –N
5. FLOOR/CEILING –N
6. ROOF CEILING –N

N = NO GENERAL REQUIREMENTS FOR FIRE RESISTANCE

1 ALL PLYWOOD AND BLOCKING IN WALL TO BE FIRE RETARDANT TREATED, TYPICAL.

REFER TO STRUCTURAL DRAWINGS FOR SEISMIC, WIND, AND SNOW INFORMATION.

CLIMATE ZONE: 1a

C. BUILDING AREA:

SALES AREA: .....20,478 SQ. FT.
OFFICES: .....945 SQ. FT.
PROCESSING ROOM, ELECTRICAL ROOM: .....1,408 SQ. FT.

TOTAL BUILDING AREA: .....22,831 SQ. FT.

D. OCCUPANT LOADING: (NFPA 101 T 7.3.1.2)

SALES AT 30 SQ. FT. PER PERSON (20,478/30): 687
OFFICE AT 100 SQ. FT. PER PERSON (945/100): 10
PROCESSING ROOM AT 300 SQ. FT. PER PERSON (1,408/300): 5

TOTAL BUILDING OCCUPANTS: 702

E. EXITING REQUIRED AND PROVIDED:

1a) (NFPA 101 7.4.1.1) MINIMUM NUMBER OF REQUIRED EXITS: (3)
NUMBER OF EXITS PROVIDED: (3)

1b) (NFPA 101 T 7.3.3.1) MINIMUM EGRESS WIDTH REQUIRED:
SALES, OFFICE & PROCESSING ((687 + 10 +5) x .20"))= .....140.4"

1c) EGRESS WIDTH PROVIDED:
EXIT #1 (DOOR #1B & #1C FROM SALES FLOOR LEVEL 1) .....124"
EXIT #2 (DOOR #5 FROM SALES FLOOR LEVEL 1) .....34"
EXIT #3 (DOOR #3A FROM SALES FLOOR LEVEL 2) .....34"
EXIT #4 (DOOR #3B FROM SALES FLOOR LEVEL 2) .....34"

TOTAL EGRESS WIDTH PROVIDED: .....226" 2

F. MINIMUM REQUIRED PLUMBING FIXTURES: (FBC TABLE 1004.1.2 AND FPC TABLE 403.1)

SALES AT 60 SQ. FT. PER PERSON (20,478/60): 342
OFFICE AT 100 SQ. FT. PER PERSON (945/100): 10
PROCESSING ROOM AT 300 SQ. FT. PER PERSON (1,408/300): 5

TOTAL BUILDING OCCUPANTS: 357

1a) MEN'S TOILET ROOM (357 OCC. / 2 = 179
WATER CLOSETS (1 PER 500 OCC.) .....1 WC & 1 URINAL (1 ACCESSIBLE WC PROVIDED)
LAVATORIES (1 PER 750 OCC.) .....1 LAVATORY (1 ACCESSIBLE LAVATORY PROVIDED)

1b) WOMEN'S TOILET ROOM (357 OCC. / 2 = 179)
WATER CLOSETS (1 PER 500 OCC.) .....1 WC & 1 ACCESSIBLE WC PROVIDED
LAVATORIES (1 PER 750 OCC.) .....1 LAVATORY (1 ACCESSIBLE LAVATORY PROVIDED)

1c) DRINKING FOUNTAINS .....1 ACCESSIBLE HI–LO FOUNTAIN PROVIDED.

1d) SERVICE SINK .....1 SERVICE SINK PROVIDED.

SCOPE OF WORK

TENANT INTERIOR FIT OUT WITH NEW FINISHES THROUGHOUT.

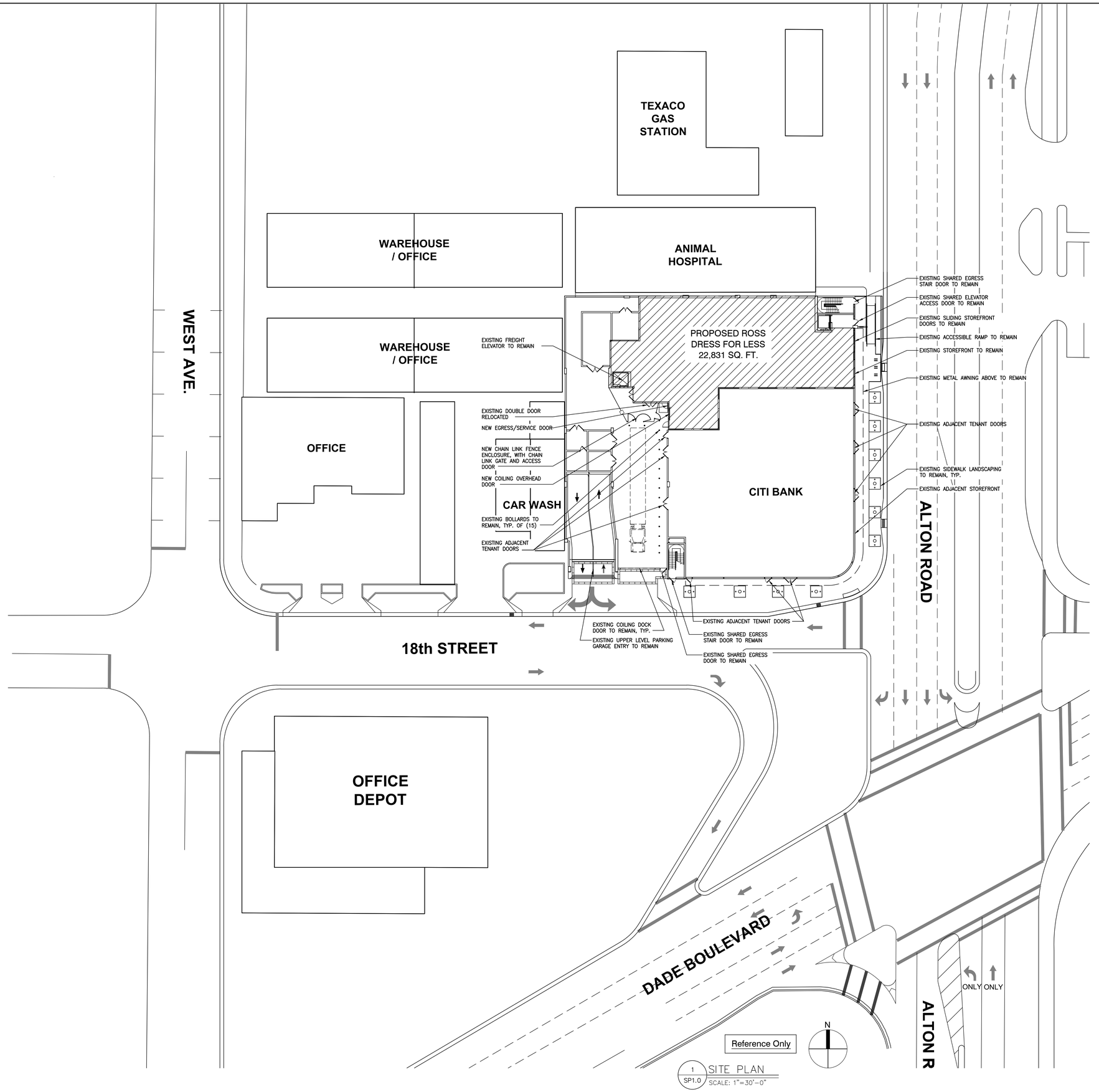
SEPARATE PERMIT/DEFERRED SUBMITTALS

1. ENGINEERED FIRE SPRINKLER DRAWINGS TO BE SUBMITTED AS A DEFERRED SUBMITTAL AND NOT INCLUDED IN THIS SET.
2. ENGINEERED FIRE ALARM DRAWINGS TO BE SUBMITTED AS A DEFERRED SUBMITTAL AND NOT INCLUDED IN THIS SET.
3. ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY AND IS UNDER A SEPARATE PERMIT.

DRAWING SCHEDULE

CURRENT DATE: 2 ORIGINAL DRAWING DATE:

ARCHITECTURAL			
A0.0	TITLE AND CONTACT SHEET	03–07–2023	12–28–2022
SP1.0	SITE PLAN	12–28–2022	12–28–2022
G1.0	CRITERIA SHEET	12–28–2022	12–28–2022
G1.1	CRITERIA SHEET	12–28–2022	12–28–2022
G1.2	ACCESSIBILITY DETAILS	12–28–2022	12–28–2022
A0.1	SPECIFICATIONS	12–28–2022	12–28–2022
A0.2	SPECIFICATIONS	12–28–2022	12–28–2022
A0.3	SPECIFICATIONS	12–28–2022	12–28–2022
A0.4	SPECIFICATIONS	12–28–2022	12–28–2022
A0.5	SPECIFICATIONS	12–28–2022	12–28–2022
D1.0a	DEMOLITION PLAN	03–07–2023	12–28–2022
D1.0b	DEMOLITION PLAN	03–07–2023	12–28–2022
X1.0a	EXITING PLAN	03–07–2023	12–28–2022
X1.0b	EXITING PLAN	03–07–2023	12–28–2022
A1.0a	FLOOR PLAN	03–07–2023	12–28–2022
A1.0b	FLOOR PLAN	03–07–2023	12–28–2022
A1.1	ROOF PLAN & DETAILS	12–28–2022	12–28–2022
A1.4a	PLYWOOD PLAN	12–28–2022	12–28–2022
A1.4b	PLYWOOD PLAN	12–28–2022	12–28–2022
A2.0a	REFLECTED CEILING PLAN & DETAILS	12–28–2022	12–28–2022
A2.0b	REFLECTED CEILING PLAN & DETAILS	12–28–2022	12–28–2022
A3.0	EXTERIOR ELEVATIONS	12–28–2022	12–28–2022
A3.1	SECTIONS AND DETAILS	12–28–2022	12–28–2022
A4.0	ENLARGED PLANS AND DETAILS	03–07–2023	12–28–2022
A4.1	ENLARGED STOCK & ELEC. ROOM PLANS & DETAILS	12–28–2022	12–28–2022
A4.2	ENLARGED ENTRY PLAN & DETAILS	12–28–2022	12–28–2022
A5.0a	INTERIOR ELEVATIONS AND DETAILS	12–28–2022	12–28–2022
A5.0b	INTERIOR ELEVATIONS AND DETAILS	12–28–2022	12–28–2022
A5.1	SECTIONS & DETAILS	12–28–2022	12–28–2022
A5.2	WALL TYPES AND DETAILS	12–28–2022	12–28–2022
A5.3	PENETRATION DETAILS	03–07–2023	03–07–2023
A6.0	ROOM FINISH AND DOOR SCHEDULES	03–07–2023	12–28–2022
STRUCTURAL			
S0.1	GENERAL NOTES AND SPECIFICATIONS	03–07–2023	12–28–2022
S1.0	LEVEL 1 SLAB PLANS	03–07–2023	12–28–2022
S2.0	LEVEL 2 SLAB PLAN	12–28–2022	12–28–2022
PLUMBING			
P1a	PLUMBING FLOOR PLAN LEVEL 1	12–28–2022	12–28–2022
P1b	PLUMBING FLOOR PLAN LEVEL 2	12–28–2022	12–28–2022
P2	PLUMBING DETAILS AND DIAGRAMS	03–07–2023	12–28–2022
MECHANICAL			
M01a	MECHANICAL DEMO FLOOR PLAN LEVEL 1	12–28–2022	12–28–2022
M01b	MECHANICAL DEMO FLOOR PLAN LEVEL 2	12–28–2022	12–28–2022
M01c	MECHANICAL DEMO FLOOR PLAN ROOF	12–28–2022	12–28–2022
M1a	MECHANICAL FLOOR PLAN LEVEL 1	03–07–2023	12–28–2022
M1b	MECHANICAL FLOOR PLAN LEVEL 2	03–07–2023	12–28–2022
M1c	MECHANICAL FLOOR PLAN ROOF	03–07–2023	12–28–2022
M2	MECHANICAL SCHEDULES AND DETAILS	03–07–2023	12–28–2022
M3	ROSS DESIGN CRITERIA	03–07–2023	12–28–2022
ELECTRICAL			
E1a	LIGHTING FLOOR PLAN LEVEL 1	12–28–2022	12–28–2022
E1b	LIGHTING FLOOR PLAN LEVEL 2	12–28–2022	12–28–2022
E2a	POWER FLOOR PLAN LEVEL 1	12–28–2022	12–28–2022
E2b	POWER FLOOR PLAN LEVEL 2	12–28–2022	12–28–2022
E3a	MECHANICAL POWER FLOOR PLAN LEVEL 1	12–28–2022	12–28–2022
E3b	MECHANICAL POWER FLOOR PLAN LEVEL 1	12–28–2022	12–28–2022
E3c	MECHANICAL POWER FLOOR PLAN ROOF	12–28–2022	12–28–2022
E4	ELECTRICAL DETAILS	12–28–2022	12–28–2022
E5a	ELECTRICAL DETAILS AND DIAGRAMS	12–28–2022	12–28–2022
E5b	ELECTRICAL SCHEDULES	12–28–2022	12–28–2022
E6	ELECTRICAL DETAILS AND DIAGRAMS	12–28–2022	12–28–2022
E7	ELECTRICAL DETAILS AND DIAGRAMS	12–28–2022	12–28–2022



1 SP1.0 SITE PLAN
SCALE: 1"=30'-0"

SITE PLAN

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CLEVELAND
TAMPA
CLEARWATER
MIAMI
ORLANDO
PHOENIX
SAN FRANCISCO

Seal:

2021
DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

DRAWN BY: EEH
PROJECT NO. 22.185.10

SHEET NUMBER
SP1.0

ROSS_2541_SP1.0

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4 CONSTRUCTION – GENERAL NOTES

4.1 The G.C. shall verify all dimensions and conditions in the Final Plans and on the job site prior to execution of any work and shall immediately notify the Ross Construction Representative and the architect–of–record of any discrepancy. The contractor will be responsible for all costs arising from a failure to perform such verification and to make timely notification of discrepancies. The architect–of–record will, in an expedient manner, provide the Ross Construction Representative with revised drawings reflecting any of these discrepancies and related mitigation for review and approval.

4.2 The G.C. will be responsible for all fees and costs for licenses, permits, certificates, service charges, etc., assessed by any governmental agency or utility company. Contractor's installation of all utilities and subsequent hookup shall be as necessary to assure conformance with the requirements of the Final Plans and with utility company requirements.

4.3 The G.C. will be responsible for obtaining and paying for the cost of all inspections and tests required to implement the Final Plans and specifications, recommended by the soil reports or required by any governmental agency having authority over the project as well as those required by these documents and the lease including but not limited to:

A. Not used.
B. Not used.
C. Not used.
D. HVAC EOC report (see mechanical sheets).
E. HVAC air balance report (see mechanical sheets).

4.4 After approval of the Final Plans, all revisions must proceed through the architect–of–record and the Ross Construction Representative for approval. Any revisions made without the written approval of the Ross Construction Representative may be considered invalid and, at the sole discretion of that representative, the work rejected and required to be modified at no cost to Ross.

4.5 Tenant and tenant sub–contractors are to be allowed to do work prior to substantial completion subject only to the appropriate progress of the work and a seven (7) day prior notice of intent by the Ross Construction Representative to the landlord and the G.C. in possession of the premises.

4.6 No roof openings or roof–mounted equipment are allowed beyond those that are shown in the Final Plans.

4.7 The G.C. shall provide public protection as necessary for safety and as required by local codes.

4.8 All materials and work to conform to latest governing building codes and regulations.

4.9 The G.C. shall provide access panels required for operation and access by plumbing, air conditioning and other trades, and as required by code. Locations and type of panel are to be reviewed and approved by the Ross Construction Representative. All panels located in the fitting room complex and on the sales floor, if any, must have locking covers. Access panels should be installed with Best cylinder.

4.10 Ross requires that fire extinguisher(s) be provided and installed in accordance with the minimum standards of NFPA–10 with locations to be selected so as not to interfere with merchandise and fixturing. Placement is subject to local code, the approval of the governing authority.

4.11 Exit signs shall be powered by separate dedicated 24–hour emergency circuits, independently controlled.

4.12 Tenant's space will be provided with a water meter separate from the center and other tenants – no sub metered system.

4.13 Water meter line to be 2" I.D. and sewer lines are to be 4" I.D. minimum.

4.14 Not used.

4.15 Tenant Supplied G.C. Installed Items: The installation by the G.C. of certain Ross supplied items is included in the G.C.'s construction obligation. As the sales floor perimeter light valance with brackets. The contractor must confirm in writing through the Ross Construction Representative: 1) the specific items to be supplied by Ross for installation, and, 2) the date for the delivery of those items to the job site. Unloading of the items from the delivery truck is the responsibility of the G.C..

4.16 The Ross sign contractor will obtain separate approvals and permits from governing agencies for the installation of temporary and permanent tenant identity signs. The G.C. must verify and insure that required access and power (circuits and conduit) are provided at all of the locations where approved signs are to be installed just prior to the time of the scheduled installation and confirm the same in writing to the Ross Construction Representative.

4.17 At the time of the final building department inspection, the G.C. shall prepare a notarized official certificate of construction compliance with the applicable energy conservation standards of the locality. An original of that certificate is to be submitted to the Director of Facilities, Ross Stores, Inc., 5130 Hacienda Drive, Dublin, CA 94568.

4.18 At the time of final building department inspection the G.C. is to have provided and installed all signing required by governmental authorities and public utilities including without limitation fire and life safety signing, accessibility (ADA), delayed egress signing and building address signing. Signing must be of a type approved by and in conformance with applicable requirements and must be located in consultation with the Ross Construction Representative to insure that no conflicts arise with respect to Ross signing, fixtures and merchandising.

4A CONSTRUCTION – GENERAL NOTES – EXISTING CONDITIONS

4A.1 The G.C. is to remove all remaining exterior signs and abandoned items of the previous occupant and patch, repair, clean and paint as required by the Ross Construction Representative for a neat, unblemished and finished appearance giving no evidence of the prior condition and damage. Painted and stained surfaces are to be refinished in kind to match existing, unless otherwise required by the Final Plans and the Ross Construction Representative.

4A.2 The G.C. is to in–fill any floor drains and depressions in the floor slab and do any and all work necessary to provide a level and smooth slab equal to the standard set in item 5.1.

4A.3 All abandoned sales fixtures, shelving, cabinetry, floor coverings, signage, electrical, and mechanical equipment, plumbing fixtures and all other items not deemed useful or necessary by the Ross Construction Representative are to be removed. The Ross Construction Representative will determine which items are to be retained for reuse, if any.

4A.4 The G.C. is to verify the size and location of all existing utility lines and stubs to the building and notify the Ross Construction Representative of any discrepancies between those shown on the Final Plans, if any, and those identified by inspection.

4A.5 The G.C. is required to bring all utilities (water, sewer, gas, phone and electrical) and a dedicated and independent automatic fire sprinkler riser into the tenant space complete and ready for switch–over and service.

4A.6 The store is to be delivered free, without exception, of hazardous materials including all asbestos containing materials and is to be surveyed and certified as such by a licensed environmental consultant acceptable to the Ross Construction Representative (see contact list).

4A.7 Existing Site Conditions – Unless otherwise agreed, the Landlord is responsible to repair or restore damaged, deteriorated, inadequate and/or worn existing site conditions (including but not limited to paving, signing pylons and monuments, striping, sidewalk paving, landscape, irrigation, signing and lighting) to a like new condition or to the current prototype standard or to the current applicable code standard which ever is of the highest level. A lighting photometric survey is required of the site in the vicinity of the Ross store and its designated control and use areas. Landlord is also responsible for security and safety.

4A.8 Existing Raised Floors – Prototypically Ross requires that sales and processing operations occur on a stable, uniformly supported concrete slab–on–grade. However, in some existing locations it may be proposed that sales and processing operations occur on raised floors supported by long span structures. Such raised floors are to a greater or lesser extent flexible and must be must be evaluated and certified by the Landlord that they are or will be made suitable for our store operations. In particular, the floor must be 1) sufficiently stable and suitable for the application and the long–term failure free performance of the Ross prototype floor tile, 2) without "bounciness", and 3) sufficiently rigid so as not to perceptibly telegraph the impacts of footfalls and cart movement.

4A.9 Routing of Non–Ross Utilities – Ross does not allow the routing of any existing or new non–Ross utilities, services, conduits, piping, ducting, sewer lines, sprinkler lines and the like through its leased premise. No exceptions.

CRITERIA CONTINUED ON SHEET G1.1

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CLEVELAND
CHICAGO
GLENDORA
MIAMI
PHOENIX
SAN FRANCISCO

Seal:

ROSS
DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12–28–2022

SCALE
AS NOTED

DRAWN BY:
PROJECT NO. 22.185.10

SHEET NUMBER
G1.0

ROSS_2541_G1.0–RBE

CRITERIA SHEET - RBE

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5 CONSTRUCTION – FLOORS

5.1 As referenced in ASTM F 710 – Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring; Concrete floors to receive resilient flooring shall be permanently dry, clean, smooth, and structurally sound. They shall be free of dust, solvent, paint, wax, oil, grease, residual adhesive, adhesive removers, curing, sealing, hardening, or parting compounds, alkaline salts, excessive carbonation or laitence, mold, mildew, and other foreign materials that might prevent adhesive bond. They shall be without cracks (except hairline shrinkage cracks acceptable to the Ross Construction Representative) smooth finish, level (not to exceed +/– ¼") and on a single plane without depressions or raised areas (neither to exceed 1/8" as measured against a 10' true steel edge).

5.2 Both new and existing normal weight concrete floor slabs must be a minimum of 4 inches thick and shall meet American Concrete Institute (ACI) 302 Class 2 (3000 psi compressive strength) suitable to receive Resilient Flooring and the installation of seismic fixture anchors.

5.3 New concrete slabs are to be designed with moderate to moderately low water–cement ratios (i.e. 0.40 to 0.45) which will have acceptable permeability to moisture.

5.4 New on–grade or below–grade concrete slabs are to be placed over a well–draining engineered subgrade that is fully covered by a low permeance, fully sealed moisture vapor retarder as described in ASTM E 1745.

5.5 The slab shall be cured using moisture retaining coverings for a period not less than 5 days. The slab shall be maintained moist but excessive addition of water shall not be permitted. If curing compounds are used, they must be removed in accordance with the flooring manufacturer's recommendations so as not to interfere with bonding of the adhesive. Removal of chemical curing compounds shall be achieved by light shot–blasting. The prepared surface shall be thoroughly cleaned by vacuuming. Power blowers shall not be used as dust is not contained and will settle back onto slab surface.

5.6 Surface cracks, grooves, depressions, control joints or other non–moving joints, and other irregularities shall be filled or smoothed with latex patching or underlayment compound recommended by the resilient flooring manufacturer for filling or smoothing, or both. Patching or underlayment compound shall be moisture–resistant, mildew–resistant, and alkali–resistant, and, for commercial installations, shall provide a minimum of 3000 psi compressive strength after 28 days. If excessive warping occurs, sub–sealing shall be performed to minimize the risk of reverse warping causing distress in flooring over joints and cracks.

Slab is to remain sound and free of defects and failure throughout the Ross occupancy.

5.7 Quality Control Services: Concrete Slab Moisture & pH Testing. Provide concrete slab moisture vapor emission, in–situ relative humidity and pH (alkalinity) testing at existing and new concrete slab substrates scheduled to receive Resilient Flooring as specified and as needed for a complete flooring installation. The Contractor shall provide access for and cooperate with Ross Stores Testing/Inspection Agency as described herein. Concrete slab moisture and pH testing shall be performed utilizing ASTM testing methods and practices referenced herein: ASTM F 710 – Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring, ASTM F 1869 – Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride, ASTM F 2170 – Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in–situ Probes. The number of tests required is determined by the square–footage of the project: three (3) tests are required for the first 1,000 square feet, and one (1) additional test for each 1,000 square feet thereafter. Moisture testing must be performed in the same service temperature and humidity environment that the floor covering is going to be in. The building should be enclosed, and if possible, the HVAC system should be on for a minimum period of 48 hours prior to and during testing. Otherwise, the results may not accurately reflect the amount of moisture which is present in the slab or would normally be emitted from the slab during future operating conditions. If the service temperature and humidity is unattainable, the general contractor's construction building shall have been maintained within the following temperature and humidity range for at least 48 hours: Temperature: 65° to 85°F, and Relatively humidity: 40% to 60%. No Calcium Chloride Moisture Vapor Emission test result (MVER) may exceed the limit of 5 lbs. No in–situ Relative Humidity test result may exceed the limit of 75%. No pH (Alkalinity) test result may exceed a pH of 9. Notification of such tests is to be given to the architect–of–record and to Ross construction representative. A Certified Moisture Test Report depicting each test result is to be submitted to both for record prior to the installation of floor finish immediately following testing. The inspection is to be made in a 48–hour preconditioned environment by the following (or approved equivalent):

NOT USED

Independent Floor Testing & Inspection, Inc. (IFTI)
2300 Clayton Rd., Suite 1240
Concord, CA 94520
Contact: Jennifer Armstrong
(800) 490–3657 X 217 ROSS.SPEC@IFTI.com

5.8 The Ross Construction Representative must be given the opportunity to inspect the condition of every new and existing floor slab prior to the installation of the specified floor finish. A 14–day prior notice must be given to the Ross Construction Representative of intended finish floor installation. An inspection or not of a slab or substrate by the Ross Construction Representative will not in any way relieve the general contractor of the responsibility to provide the specified slab and finished floor free of installation and performance defects.

5.9 All new concrete slabs MUST be treated with the Creteseal CS2000 Spray Apply System (with 15–year warranty) applied in accordance with the manufacturers written instructions and in the presence of the Creteseal Technician (no exceptions). The Ross Construction Representative must be given at least a one–week prior notice of the intended treatment date. A copy of the Creteseal Project Information Form prepared by the Creteseal Technician at the time of application and signed by the Landlord's Contractor must be sent to the Ross Construction Representative and received within 5–working days of the date of application (no exceptions).

NOT USED

5.10 Existing concrete slabs MUST be without performance defects over the period of the Ross occupancy. All existing slabs, and any new concrete added to existing slabs including trenches, pour backs, and adjacent slabs, MUST receive the Creteseal Max system per the Ross Construction Representative, manufacturer's written instructions and in the presence of the Creteseal Technician (no exceptions). A copy of the Creteseal Project Information Form prepared by the Creteseal Technician at the time of application and signed by the General Contractor MUST be sent to the ROSS CONSTRUCTION MANAGER and received within 5–working days of the date of application (NO EXCEPTION).

5.11 Ross does not permit installation of new floor finishes over existing floor coverings.

5.12 Temperature, Humidity and Material Conditioning: Prior to testing and tile installation the building shell is to be fully conditioned and the temperature held at 70 degrees for a minimum of 48 hours. The relative humidity is not to exceed 65–percent. Flooring and adhesives are to be stored in the conditioned space for at least 24 hours immediately prior to installation.

5.13 The vinyl tile must be allowed to cure for 48 hours prior to turnover or use.

5.14 Note deleted

5.15 Pre–Installation Bond Test by Contractor: A bond test must be performed on all grade levels of concrete substrates to determine if the concrete is sufficiently dry and for the compatibility of the flooring adhesive with concrete surfaces having curing agents, dust inhibitors, paint or other special surface treatments. An easy method of testing for adherence is to perform a bond test. Use 2' x 2' (600mm x 600mm) pieces of the flooring material selected for the installation and adhere with TARKETT recommended adhesive. Pay particular attention to the adhesive open time. If after 72 hours an unusual amount of force is required to lift the material from the subfloor, and if after doing so, adhesive clings to both the subfloor and to the back of the material, the material can be considered "securely bonded."

NOTE: No failure is permitted on any 72–hour bond test.

5.16 Note Deleted

5.17 The Construction Specialties "Helix" High Traffic Entrance Floor System with Helix Z1 Vinyl Grid (230 Black), and temporary plywood protection is to be installed at the entry of every store prior to turnover (NO EXCEPTION). Ross has a national agreement with Construction Specialties to provide and install at general contractor's cost the entry system with temporary plywood protection (See Contacts, Sheet A0.0). The satisfactory completion of this requirement may necessitate early coordination and scheduling. At vestibule configuration, provide Construction Specialties "Helix" High Traffic Entrance Floor System with Hilix Z1 Vinyl Grid (230 Black) from entry door to vestibule door.

6 CONSTRUCTION – CEILINGS

6.1 Acoustical ceiling suspension grid is to be standard "T sections" and "L's" at wall, of prefinished steel and with adequate strength to support all lighting fixtures, signing and devices installed in the grid. Hard ceilings are to use a direct suspension system also of adequate strength to support all lighting fixtures and attached devices. Hard ceilings are to be provided with locking access hatches where access is required to reach controls located above the ceiling. Seismic requirements are to be determined prior to the start of work.

6.2 See Final RCP for required ceiling heights and finishes. An open ceiling sales floor may be required

6.3 The General Contractor is to deliver two (2) sealed cartons of the ceiling tile installed in the store to the Ross Construction Representative at construction turnover.

6.4 Base building insulation must be located at the roof, above or below roof deck, and be sufficient to reach a minimum roof "R" value of 38, See 7.10 below for additional requirements. Climate, codes and best engineering practice may dictate a higher level of insulation in order to meet the tenant's requirement of an energy efficient building envelope.

6.5 Gypsum board ceiling installed in the janitorial closet is to be a water resistant type.

7 CONSTRUCTION – WALLS

7.1 All studs are 3 5/8" 20 ga. metal studs at 16" o.c. unless otherwise required or noted, except: 6" metal studs for walls receiving sanitary plumbing and electrical panels; and, 6" 20 ga. metal studs for walls over 14' –0" in height.

7.2 All interior demising walls shared with adjacent tenants or common areas, if any, are to be full height to the underside of roof, with deflection head, acoustically sealed, double–sheet–rocked both sides, fire taped and sanded smooth prior to receiving finish. These demising walls are to have one (1) layer of full height metal lath secured to studs and attached to the structure above to protect against break in from the adjacent interior space(s).

7.3 All enclosing sales floor interior walls to be full height, drywalled, fire taped and sanded smooth prior to receiving specified finish.

7.4 All enclosing processing room and electrical room interior walls to be full height, drywalled, fire taped and sanded smooth prior to receiving specified finish.

7.5 All office complex interior partition walls to be a minimum of 10' high with designed lateral bracing. Provide ½" plywood backing behind gypsum wall board on designated walls, partitions and furring in manager's office and equipment closet and at all walls in cash office (see enlarged plan sheet A4.0)

7.6 The perimeter interior enclosing walls of he toilet complex are to be full height, acoustically insulated with taped and sanded drywall (to roof structure) on the side of the contiguous area and on toilet room side with plywood/Marlite assembly to drywall ceiling (see detail 11/A5.1). See additional requirements applying to the toilet complex walls at 7.8 and 7.9 below.

7.7 Toilet Room Acoustical Walls: Acoustical wall treatment is to be limited to those interior walls of the two toilet rooms that are common with the fitting room complex and, as may occur from time to time in some non–prototypical configurations, the processing room, sales floor or office complex. Toilet room walls that are common to the toilet room vestibule are not required to be acoustically sealed. Acoustically sealed toilet room walls are to have acoustical wall insulation, a double layer of taped, joint staggered wall board on the non–toilet room side of the common wall, floor tracks set in sealant and where wall device penetrations can not be avoided those must be isolated and fully sealed. Acoustical treatment is not required to continue above the toilet room ceiling as long as the joint between the ceiling and the wall is solid and sealed. The double layer of gypsum wall board is to be installed full height to the roof structure. See enlarged plan sheet A4.0 for configuration and the Site–Specific AE1 Tenant's Plan for non–configurations. See detail 11/A5.1 for further reference.

7.8 The interior walls of the toilet rooms are to be provided with a floor to ceiling substrate of 5/8" exterior type A–C plywood installed as backing for accessory installation and as a mounting surface for the full height Marlite FRP toilet room finished wall surface.

7.9 The Ross Construction Representative is to be given a one–week notice prior to the expected closing of interior framing and rough electrical. Whether or not the Ross Construction Representative is able to visit the site will not in any way alter the contractor's responsibility to construct all work in accordance with the approved Final Plans.

7.10 Base building insulation must be sufficient to reach a minimum exterior wall "R" value of 19 and a minimum roof "R" value of 38. Climate, codes and best engineering practice may dictate a higher level of insulation in order to achieve the tenant's requirement for an optimum energy efficient building envelope that is appropriate for the local climate and the HVAC design criteria levels. The mechanical engineer is to calculate and recommend optimum insulation levels that reflect these requirements including USDOE recommended national zone commercial building standards in the HVAC design including a requirement for double pane insulated glass. Insulation is not to be left exposed or uncovered.

7.11 Walls and partitions are to be located as dimensioned in the Final Plans. All dimensions are considered to be critical and are to be maintained in the finished construction to within ½" of the plan dimension except that no wall or partition shall be constructed so as to intrude into a code required accessible route, maneuvering space or clearance or cause any object shown mounted to that wall in the tenant's plan to so intrude.

7.12 All walls exposed to the exterior must be water and weather–tight, insulated and be of such construction so as to provide reliable protection against break in. All exterior walls to be sealed and painted

7.13 Design exterior wall for expansion area for economy and ease of future construction while also providing weather tight, insulated closure and a high level of security against break–in.

8 CONSTRUCTION – DOORS AND WINDOWS

8.1 Storefront framing system to be Kawneer 451T series aluminum in a clear anodized finish unless otherwise required in tenant's AE1 site–specific plan elevation, with ultra clear, high transparency, double pane insulated glass; storefront glass below +10'–10" a.f.f. to receive Solar Seal, 7–mil "Graffiti Guard" security film; and storefront below +2'–0" mullion a.f.f. 3M #324 'Frosted White Crystal' film applied at interior face of glass.

8.2 Hurricane shutters such as those by Cornell model #ESD10–MF05F20GP or similar are to be installed to protect the storefront glazing and doors at any location within the hurricane prone regions. See sheet A1.3 for locations. Shutters are to have recessed housings with manual control at the doors. Shutters are to be designed to withstand 100 mph wind pressure per code. When shutters are installed, a front emergency exit door shall be provided with inside/outside key control. See 1/E3.0 for location of shutter control at/near wing wall.

NOT USED

8.3 The storefront entry and exit doors are Stanley Dura–Glide 3000 Bi–part Horizontal sliding doors. These doors have a package width of 11'–0", a nom. door opening width of 54" and a nom. door opening height of +7'–0"(see A6.0 for vestibule doors). Each door package is to include a transom package with an overhead transom sized to the site–specific elevation. Typically, the height of the storefront glazing and transom will be +13'–6" a.f.f. Check Final Plan and verify that the height and configuration matches that on the Site–Specific AE1 Elevation issued by Ross Design Manager. If it does not, contact the Ross Construction Representative for instructions. Ross Stores has a national account with The Stanley Works for these doors (see contact list on sheet A0.0). Long lead time.

8.4 Door number 1A is the main entry/exit door and employee entry. It is to be set for bi–directional operation and is to be in a clear anodized finish unless otherwise required by the Site–Specific AE1 Tenant's Plan and Elevation. It is to have an exterior key hardware. It is to have an interior and exterior 7–pin cylinder. An interior thumb turn is NOT TO BE INSTALLED. An employee exterior signal button is to be located in the jamb adjacent to door 1A.

Door number 1B is the main exit door. It is to be set for bi–directional operation and is to be in a clear anodized finish unless otherwise required by the Site–Specific AE1 Tenant's Plan and Elevation. It is to have an interior 7–pin cylinder and outside blank. An interior thumb turn is NOT TO BE INSTALLED.

8.5 All interior doors with the exception of the processing room traffic door are to be 3' x 7' solid core birch with paint grade finish. See sheet A1.0 together with the door and hardware schedules for locations, hardware and finishes.

8.6 Processing room to sales floor door is to be a double acting traffic door. See door and hardware notes, sheet A6.0 for manufacturer and model.

8.7 With the exception of the storefront doors, all door frames are to be flush hollow metal. Knockdown style frames are not acceptable.

8.8 All non–storefront man doors leading directly from the interior to the exterior are to be 3' x 7' hollow metal insulated doors with sealed cores and full weathering. 2" wide x ¼" thick, full height security astragal welded to hollow metal door.

8.9 The dock receiving door is a 591 series thermacore, vertical parking insulated steel sectional door by the Overhead Door Corporation, Dallas, Texas. See sheet A1.0 together with the door and hardware schedules on sheet A6.0 for location, required hardware and finish.

8.10 Closers for interior doors are to be set to an operations pressure of 5 lbs max. See door schedule note 5 sheet A6.0

9 CONSTRUCTION – PLUMBING (See plumbing fixture and accessory list, sheet A4.0, for plumbing fixture requirements and for the number and locations of toilet room fixtures and accessories. See AE1 Tenant's plan for site specific configuration.)

9.1 One ten (10) gallon fast recovery electrical water heater, minimum 4–KW (unless more is required by code) is to be installed in the janitorial closet. The distance from the water heater to the most remote tap must not exceed 60 feet. A second water heater will be required for more remote taps.

9.2 All interior hot and cold water piping is to be copper (no exception) with copper or brass fittings and lead–free solder. A water filtration system is required where hard water conditions exist. All hot water lines must be insulated. Hot water heater piping/condensate line(s) to be run through wall (framing) and daylight above janitor's sink.

9.3 In both new and existing locations the store is to be provided with a separate, independent and complete sanitary sewer gravity collection and disposal system to the point of connection of the store's collection lateral with the main sewer trunk line as required by local jurisdiction. That store system is to have a minimum slope of 1/4" per foot and is to provide a full free flowing system without internal sags or bows throughout. In both new and existing construction, required clean–outs, if any, are to be located out of circulation and public areas with flush style covers. In existing construction, where clean–outs can not be relocated from the sales floor they must be located (or relocated) out of traffic aisles and installed with concealed flush covers finished to match the adjacent floor covering. No exceptions.

9.4 Rainwater leaders must not intrude into or be located on the sales floor (no interior drains). The roof drain basins and the first five feet of below roof leaders in required vestible stores are to be protected with heat tape. Surface outlets, exposed rainwater leaders and splash blocks are not permitted at the entry side of the store nor at any location where runoff will interfere with traffic or access. In other areas of the store, rainwater leaders must be located in prior consultation with and receive the approval of the Ross Design Manager so as not to interfere with the layout and use of those spaces. If conflicts occur due to the failure of the landlord and architect–of–record to obtain such prior approval then the landlord will be liable for all costs associated with changes in the leader locations required by the Ross Construction Representative.

9.5 A high capacity direct gravity storm drain connection is required as the primary drainage for the recessed truck dock well. The gravity system is to be sized to accommodate a less than the 10–year 24–hour maximum rainfall for the location as may be recommended by the local public works design guidelines. An automatic truck well sump pump is required for emergency drainage.

NOT USED

9.6 The initial installed toilet fixture count is to meet the code requirement for the fully expanded store area at the time of the construction.

10 CONSTRUCTION – TOILET ROOM ACCESSIBILITY COMPLIANCE

10.1 Provide complying handicap accessible fixtures, hardware and accessories in men's and women's toilet rooms, located to provide positioning and clearances for approach and operation required by applicable codes including the Federal Americans with Disabilities Act and the adopted guidelines of the specific state within which the store is located. Adjust all hardware to insure compliance with operating force requirements.

10.2 Provide complying route of access to toilet rooms and accessible toilet stalls.

10.3 Provide and install all toilet room signs required by local and federal law and regulation including ADA. Signs must comply with size, text, braille and graphic standards and be located in compliance with applicable regulations.

11 CONSTRUCTION – LIGHTING

11.1 All tenant lighting both interior and exterior is to be obtained from and supplied by American Wholesale Lighting. No exceptions. See sheet A0.0 for contact information.

11.2 Not used.

11.3 Where center exterior security lights do not exist and are not otherwise required the following shall be provided and circuited from center common area panels: at a maximum 100' spacing and at side and rear doors: Lumark WPS15, 150 watt high pressure sodium wall pack or equal.

12 CONSTRUCTION – ELECTRICAL

12.1 The Boston Group Fastlane Modular Wiring System is required. It is a UL listed wiring system recognized by the National Electrical Code and comprised of two separate installation packages, one purchased and installed by the G.C. and the second purchased and installed by Ross Store Planning Millwork Vendor:

Package #1 is purchased and installed by the G.C.; it consists of three (or more, see Boston Group Site–specific MDB Plan) Fastlane main distribution boxes (MDBS) mounted above the hung ceiling and connected to the electrical circuits provided in the 'homerun' junction box(es). Larger format stores may have additional IG and GP circuits. The Fastlane MDBS each have a pre–wired type MC cable homerun, containing wiring conductors for connection to the 'homerun' j–box circuits. The power to all MDB ports must be verified by the G.C. to be live and correct at turnover. The G.C. must obtain and follow the Boston Group Site–Specific MDB Installation and Circuit Plan available through the Ross Construction Representative

12.2 Jurisdictions where the Fastlane Modular Wiring System is not permitted: In some jurisdictions the use of the Fastlane Modular Wiring System including the Modular Distribution Boxes may not be allowed to one degree or another. Projects located in those jurisdictions are to have the front–end casework installed, hard–wired and connected in place by the G.C. as permitted by the local code and in accordance with casework installation and wiring plans to be provided as guidance by the Ross Millwork Vendor. It is essential that the turnkey landlord and the architect–of–record ascertain as early as possible in the development process (in no case after the submittal of Completed Plans) whether or not the full Fastlane Modular Wiring System as described in this will be permitted and if not to immediately notify the assigned Ross Construction Representative verbally and in writing of that fact. Any delay, missed delivery and/or damage that may result from a failure to provide adequate prior notification that the Fastlane Modular Wiring System as described in this will in the whole or in any part not be permitted will be the full responsibility of the turnkey landlord and the architect–of–record.

12.3 Not Used

12.4 Power panel 'LA' is to provide a minimum of eight (8) spare 120 volt, 20–amp circuits available for future use.

12.5 If local code requires low–voltage wiring to be in conduits above ceiling, provide minimum 3/4" conduit for all low–voltage systems including telephone, data, security, signal and paging systems (typical paging system speaker locations are shown on sheet A2.0; a site–specific plan may be obtained from the Ross Construction Representative). Coordination required with Sensormatic (for cameras and pedestals), Ross phone and data vendors (for phones, music and speakers) and Tyco Security/Ross LP (for burglar alarm).

12.6 At each lighting panel, provide one lighting control panel (LCP) box. Where lighting panels are adjacent, one LCP box may be used.

12.7 Exterior lighted signs (including related exterior sign lighting) are to be controlled by Energy Management System (EMS). HVAC to be controlled by EMS and time schedules.

12.8 Not used.

12.9 Power outlets to be Hubbell, as indicated, with gray devices for dirty power; all LP outlets are to have red devices and NCR power outlets (clean power) are to have orange devices. All cover plates are to be brushed stainless steel.

12.10 All electric panels to have copper buses.

12.11 Not used.

12.12 All contractors are to leave pull wires in conduits after installation of their work.

12.13 The Final Plans are to provide for the complete electrical connection of the HVAC and EMS controller(s) even if the circuiting may not be shown in those plans. The architect–of–record and the General Contractor must insure that the mechanical, electrical and EMS scopes of work are coordinated and complete in the final documents and provided at time of bid.

12.14 The current rating of the main service panel, main breaker and subfeed breakers must equal or exceed the absolute interrupt current rating (root mean square symmetrical) of the utility transformer.

12.15 Not used.

12.16 Where and if the local code requires that the final electrical connection of the building signing is to be made by a state licensed electrical contractor, then it will be the responsibility of the Landlord's General Contractor to insure that those connections are contained in the scope of work of the licensed project Electrical Sub–contractor and that the scheduling of those connections is coordinated with the Ross signing contractor and the Ross Construction Representative.

12.17 The water piping system is not to be utilized as a current ground for the electrical system or any electrical device.

12.18 MTS (Manufactured Tilt–Up Structures) in hurricane susceptible areas, see electrical drawings for details.

NOT USED

13 CONSTRUCTION – AUTOMATIC SPRINKLER SYSTEM

13.1 Provide a complete, full coverage, monitored wet pipe sprinkler system. Sprinkler heads shall be ordinary hazard and ordinary degree temperature rated unless local jurisdiction specifically requires a higher rating. At finished spaces with ceilings at 8' 0" and higher, sprinkler heads shall be semi–recessed type, white plated with white recessed canopies. At finished ceilings below 8' 0" heads shall be full recessed type with white covers; manufacturer: 'Reliable' or 'Viking'. At finished spaces sprinkler heads are to be located in the centers of modular tiles and centered uniformly and symmetrically in spaces with hard ceilings unless otherwise given prior approval by the Ross Construction Representative. Provide flow switches on risers and tamper switches on all control valves, including the PIV. Provide conduit from PIV valve to fire control panel in building for PIV tamper switch wire. Insure sprinkler system design takes into account processing room shelving layout and enclosed compactor. Meet all jurisdictional requirements. The completed plan submittal is to include the Fire Protection/Sprinkler Plan Drawings for review and approval by Ross Construction Manager. At project turnover deliver two sets of complete sprinkler As–built drawings with calculations to the Ross Construction Representative.

13.2 The riser providing service coverage to the Ross tenant space is to be separate and independent of other areas of coverage. Riser, in a vertical configuration, is to be located in the Processing Room, see A1.0, unless noted otherwise.

14 CONSTRUCTION – FIRE ALARM SYSTEM

14.1 Furnish and install a complete, fully operational electrically supervised, closed circuit fire alarm system including conduit, wires, boxes, control panel, smoke detectors, duct smoke detectors, fire alarm annunciator with remote keypad, heat detectors, manual pull stations, audio/visual signal devices, and sprinkler water flow and supervisory switches. The sprinkler switches shall be provided under work specified in the project engineering specification, and connected to the fire alarm system by the fire alarm supplier. Meet and comply with all jurisdictional requirements.

14.2 All equipment comprising the fire alarm system shall be listed, labeled or approved by Underwriters Laboratories, Inc. for use as fire alarm equipment.

14.3 System is to be compatible with Tyco Security monitoring interface and capable of being monitored by Tyco Security Systems, Inc.

14.4 Ross has a national account with Tyco Security. Questions about the Tyco Security monitoring interface and compatibility can be addressed to Tyco Security technical contact or Ross LP contact see sheet A0.0

14.5 The system fire control panel (FACP) is to be Fire–Lite Alarms, ES–200X, no exceptions. Fire control panel shop drawings are required and must be submitted to the Ross Construction Representative. Provide TG–7FS LTE Commercial Fire Cellular Alarm Communicator (or equal, must be compatible with Fire–Lite Alarms, ES–200X FA Panel) unless not permitted by the AHJ. FS Contractor to confirm prior to submitting shop drawings.

14.6 Provide with each duct smoke detector one Remote Indicator/Test Switch, one set of sampling tubes, and one End–of–Line power supervision relay.

14.7 Provide End–of–Line power supervision relay for each zone of smoke detectors.

14.8 Conceal all wiring except in area where other conduit and piping are exposed.

14.9 Code and identify all conductors appropriately and permanently by number and color for the purpose of identification and servicing of the system within the control panel and at each point of termination outside of the control panel.

14.10 The fire alarm control panel is to be mounted where shown in the approved Final Plans. A dedicated 120vac, 10 amp circuited outlet, red device color, is to be provided at the location of the fire alarm control panel and so permanently identified on the outlet cover plate. Schedule and coordinate system connection to two dedicated telephone lines (line 5 primary; line 2 secondary) through the assigned Ross Construction Representative

14.11 The remote keypad/annunciator is to be mounted adjacent to the security keypad near the store entry unless required to be mounted elsewhere by local code and authority having jurisdiction.

14.12 At an appropriate time scheduled prior to turnover, the fire alarm system supplier–installer is to contact Tyco Security Services to make the final connection and commence fire alarm system monitoring. Turnover is not complete without commencement of system monitoring. See Tyco Security Services, contact listed on sheet A0.0.

14.13 The fire alarm system supplier/installer is to pre–program the control panel as a fully operational local system and must leave in a sleeved binder attached to the panel all programming keys, codes manuals and other devices necessary for future re–programming together with supplier–installer's contact name and phone number. No exceptions.

14.14 Not Used.

14.15 An inspected, passed, complete and fully operational monitored Fire Alarm System including complete related systems, such as telephone and power, is required for satisfactory completion of the general contractor's construction obligation and for Construction Turnover to the tenant. The satisfactory completion of this requirement may necessitate early coordination and scheduling of the Ross telecommunications vendor. Initiate contact and scheduling through the assigned Ross Construction Representative.

15 CONSTRUCTION – HVAC SYSTEM

15.1 Ross Dress For Less has a national account agreement with Lennox Industries to supply (at general contractor's cost) HVAC products for all locations. No substitutions or exceptions (see sheet A0.0 for Lennox contact information).

15.2 See Ross mechanical sheets for design layout and checklist.

15.3 Not used.

15.4 Replace all mechanical system filters with new 2" pleated filters at the time of store delivery.

15.5 Condensation drains to be piped to the nearest roof drain. All piping (condensate and gas) to be installed using the miro pipe support system or equal. Membrane pad required at each support. Condensate lines to be PVC unless required to be copper. Paint gas lines with rust inhibiting paint (safety yellow).

16 CONSTRUCTION – TELEPHONE/DATA

16.1 Ross requires an independent and secure telephone and data service with the MPOE (point of entry) at the Ross Telephone Board located in the Ross electrical room. No exception. The satisfactory completion of this requirement may necessitate early contact and coordination with the local telephone service provider.

16.2 Telephone and data service will be ordered by Ross, contact Nathan Dejesus (Nathan.Dejesus@ros.com), Ross Stores, (925) 965–4136 power outlet and ground are complete and in place. Service MUST be active prior to construction turnover to tenant. The satisfactory completion of this requirement may necessitate early coordination and scheduling of the Ross telecommunications vendor. Initiate contact and scheduling through the assigned Ross Construction Representative.

16.3 The general contractor is responsible for the installation of a direct, dedicated conduit and 25–pair cable (either by self or the service provider) from the telephone service providers system to the Ross Telephone Board; for a service ground at the board; and, for dedicated 120vac, 20amp quad outlet with power. This installation must be complete in order for telephone service to be initiated.

16.4 Not used.

CRITERIA SHEET - RBE

mcgarchitecture.com
CLEVELAND
DALLAS
FLORIDA
MIAMI
PHOENIX
SAN FRANCISCO

Seal:

ross
DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12–28–2022

SCALE
AS NOTED

DRAWN BY:
PROJECT NO. 22.185.10

SHEET NUMBER
G1.1

ROSS_2541_G1.1–RBE

MCG ARCHITECTS 2022
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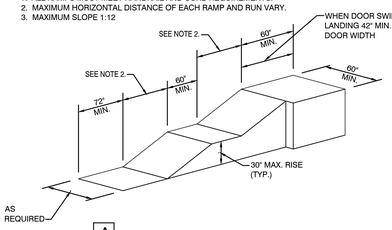
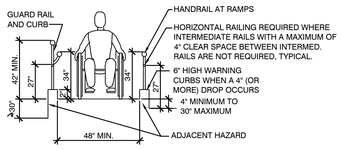
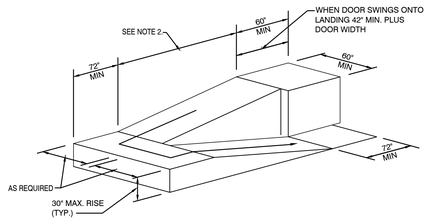
NOTE:
1. ALL RAMPS MUST MEET HANDRAIL AND CURB REQUIREMENTS.
2. MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY.
3. MAXIMUM SLOPE 1:12



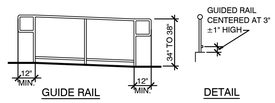
A STRAIGHT RAMP RUN



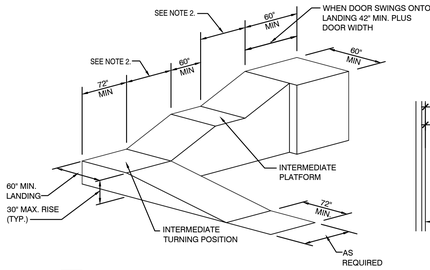
D RAMP SECTION



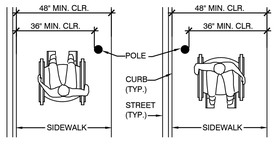
B RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM



E RAMP ELEVATION



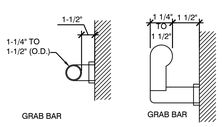
C RAMP WITH TURNING PLATFORM

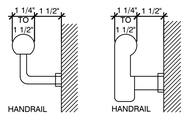


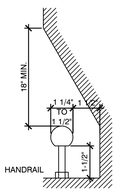
F DETAIL

PEDESTRIAN RAMP DETAILS & NOTES

SCALE	
1/4" = 1' - 0"	10



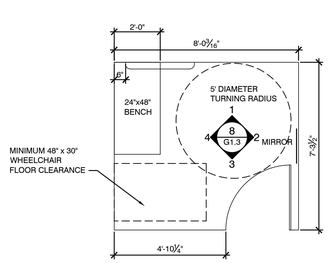




B HANDRAILS

A STAIR SECTION

DETAIL	SCALE	
STAIR AND HANDRAIL	N.T.S.	9

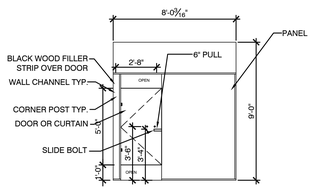


A PLAN

MEN'S ACCESSIBLE FITTING ROOM STALL

NOTE:
FITTING ROOMS PROVIDED BY TENANT. PLAN AND ELEVATION SHOWN FOR REFERENCE ONLY.

NOTES:
- PROVIDE CLOTHING HOOK ≤ 48" A.F.F.
- PROVIDE 30" x 48 " CLEAR SPACE BESIDE BENCH FOR PARALLEL TRANSFER FROM WHEEL CHAIR TO BENCH
- PROVIDE MIN. 60" x 60" MIN. CLEAR SPACE W/ IN ROOM, NOT ENCROACHED BY A DOOR.



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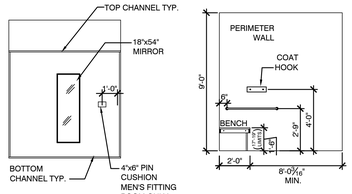
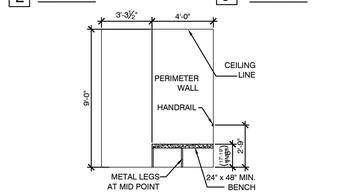


2 ELEVATION

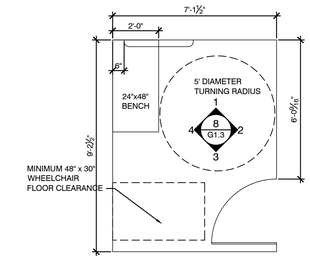
3 ELEVATION



4 ELEVATION

FITTING ROOM

SCALE	
1/4" = 1' - 0"	8

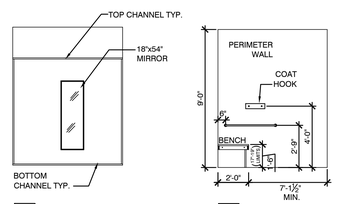


B PLAN

WOMEN'S ACCESSIBLE FITTING ROOM STALL

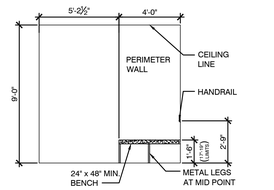
NOTE:
FITTING ROOMS PROVIDED BY TENANT. PLAN AND ELEVATION SHOWN FOR REFERENCE ONLY.

NOTES:
- PROVIDE CLOTHING HOOK ≤ 48" A.F.F.
- PROVIDE 30" x 48 " CLEAR SPACE BESIDE BENCH FOR PARALLEL TRANSFER FROM WHEEL CHAIR TO BENCH
- PROVIDE MIN. 60" x 60" MIN. CLEAR SPACE W/ IN ROOM, NOT ENCROACHED BY A DOOR.

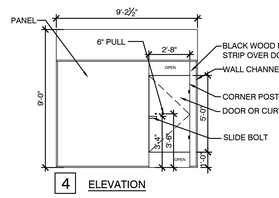


1 ELEVATION

2 ELEVATION



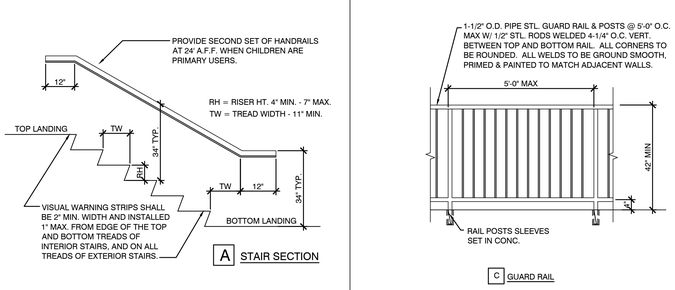
3 ELEVATION



4 ELEVATION

FITTING ROOM

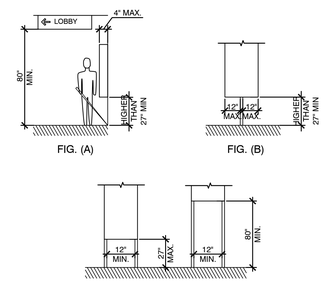
SCALE	
1/4" = 1' - 0"	8



C GUARD RAIL

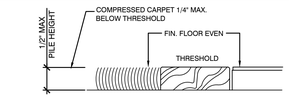
RAILING DETAIL

SCALE	
1/2" = 1' - 0"	11

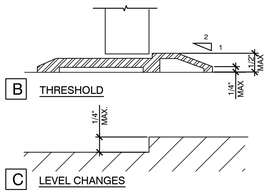


PROTRUDING OBJECTS

SCALE	
1/4" = 1' - 0"	7



A TRANSITION BETWEEN FLOOR FINISHES

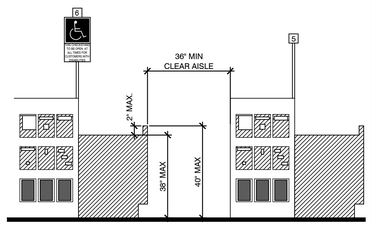


B THRESHOLD

C LEVEL CHANGES

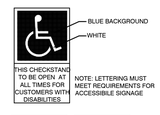
THRESHOLDS/LEVEL CHANGES

SCALE	
1/4" = 1' - 0"	6



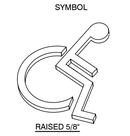
COUNTERS

SCALE	
1/4" = 1' - 0"	5

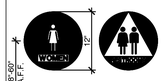


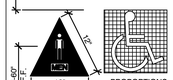
NOTE: LETTERING MUST MEET REQUIREMENTS FOR ACCESSIBLE SIGNAGE

INTERNATIONAL ACCESSIBILITY SYMBOL



RAISED 5/8"





PROPORTIONS INTERNATIONAL SIGN OF ACCESSIBILITY

INTERNATIONAL TDD SYMBOL

INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED

LETTERS AND NUMBERS:

1. WIDTH OF UPPERCASE "O" 55% MINIMUM & 110 MAXIMUM HEIGHT OF THE UPPERCASE "T".
2. CHARACTER HEIGHT 5/8" MINIMUM/ 2" MAXIMUM; MEASURED VERTICALLY FROM BASELINE OF CHARACTER.
3. CONTRAST CHARACTERS AND SYMBOLS WITH BACKGROUND.
4. SANS SERIF CHARACTERS.
5. CHARACTERS TO BE UPPERCASE.

SIGNS / PICTOGRAMS

6. PICTOGRAMS / PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE PICTOGRAM DIMENSION SHALL BE 6" MINIMUM HEIGHT.
7. CHARACTERS AND BACKGROUNDS SHALL BE OF NON-GLARE CONTRASTING COLORS.
8. RAISED LETTER/BRAILLE SIGNS ON LATCH-OUTSIDE OF DOORS, MOUNTED ON THE WALL 48" MINIMUM FROM THE FINISH FLOOR TO THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAXIMUM MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.
   RESTROOM SIGNS:
   1/4" THICK 12" MEN'S AND WOMEN'S (UNISEX) GEOMETRIC SIGNS ON THE DOOR MOUNTED AT 58" MINIMUM TO 60" MAXIMUM ABOVE THE FLOOR MEASURED TO THE CENTERLINE OF THE SYMBOL. THE SIGNS SHALL CONTRAST WITH THE COLOR OF THE DOOR.

SIGN LOCATIONS:

9. ALL ACCESSIBLE ENTRANCES IDENTIFIED WITH MINIMUM OF ONE STANDARD SIGN.
10. ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.
11. BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:

12. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.

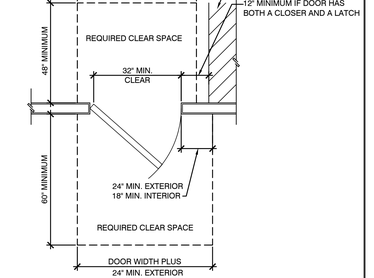
BRAILLE:

13. CONTRACTED (GRADE 2) & SHALL COMPLY WITH 2010 ADA STANDARDS
14. DOTS RAISED MINIMUM 0.03125 INCH ABOVE BACKGROUND.

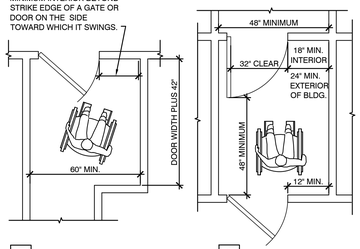
DETAIL

SIGNS / PICTOGRAMS

SCALE	
N.T.S.	4

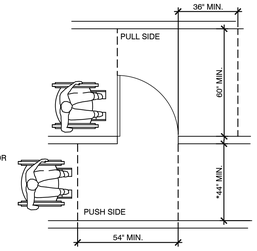


A PLAN



B RAMP LANDING AT DOORWAY PLAN

C VESTIBULE PLAN



* NOTE:
48" MINIMUM IF DOOR HAS BOTH A LATCH AND A CLOSER

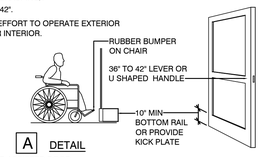
D CORRIDOR PLAN

DOOR CLEAR SPACE

SCALE	
1/4" = 1' - 0"	3

DOOR TYPE:
1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.

HARDWARE:
2. OPENABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
4. MOUNTED 36" TO 42".
5. MAXIMUM 5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR.



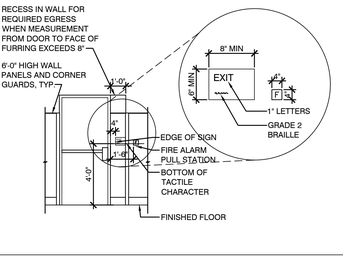
A DETAIL

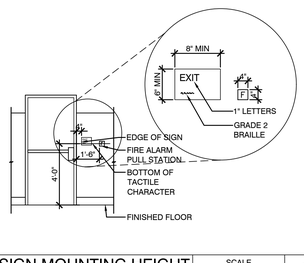
AUTOMATIC / POWER ASSISTED DOOR:
1. AUTOMATIC DOORS & AUTOMATIC GATES SHALL COMPLY WITH ANSI/BHMA A156.10- 1985, LOW ENERGY AND POWER ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19 (1997 OR 2002 EDITION).

DOORS

GENERAL

SCALE	
1/4" = 1' - 0"	2





EXIT SIGN MOUNTING HEIGHT

SCALE	
1/4" = 1' - 0"	1

ACCESSIBILTY DETAILS

mcgarchitecture.com
CLEVELAND
NEW YORK
CLEARWATER
MIAMI
PHOENIX
SAN FRANCISCO

Seal:

2022
DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

DRAWN BY: LC
PROJECT NO. 22.185.10

SHEET NUMBER
G1.3

ROSS_2541_G1.3

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

DIVISION 1 - GENERAL

SECTION 01000 - CODES, PERMITS, AND SAFETY

A. All portions of the work, including plumbing, mechanical, and electrical work shall be performed in full compliance with all applicable city, county, state and national codes. The General Contractor shall be responsible for obtaining the necessary building permits and certificates required from the local building inspector. The General Contractor shall be responsible for the safety of all people on or near the construction site during the construction period. Implementation of all necessary and prudent safety precautions shall be the full responsibility of the General Contractor. Methods of construction and erection of materials and assemblies shall be the contractor's responsibility.

END OF SECTION

SECTION 01001 - PLANS AND SPECIFICATIONS

A. These specifications and the accompanying drawings are intended to describe and provide for a finished piece of work. They are intended to be cooperative, and what is called for by either shall be as binding as if called for by both. The Contractor shall understand that the work herein described shall be complete in every detail, not withstanding every item necessarily involved is not specifically mentioned, and the Contractor will be held to provide all labor and materials necessary for the entire completion of the work intended to be desired, and shall not avail himself of any manifestly unintentional error or omission should such exist. Should any error or inconsistency appear in the drawings or specifications, the Contractor, before proceeding with the work, shall make mention of the same to the Owner's Project Manager in writing for proper adjustment, and in no case shall he proceed with the work in uncertainty.

B. Titles to chapters and paragraphs in these Specifications are indicated merely for convenience and shall not be construed as a correct or complete segregation of the several units of materials and labor. No responsibility, either direct of implied, is assumed by the Owner for omissions or duplications by the Contractor or his Subcontractors, due to real or alleged error in arrangement of matter in these Specifications.

C. It shall be the duty of the Contractor to verify all dimensions given on the drawings and to report any errors or inconsistencies to the Owner's Project Manager before commencing the work. In submitting a proposal, it will be construed by the Owner that the bidder has examined and familiarized himself with the site and has carefully checked all the details and assured himself that they conform in every respect with both local and state requirements. Ignorance or failure on the part of the Contractor or Subcontractor to examine or familiarize themselves with the site will not be accepted as an excuse for claims to extra or additional payment above contract price.

D. The Owner's Project Manager shall within a reasonable time make decisions on all points brought up by the Contractor, on matters relating to the interpretation of the plans, the specifications and the execution, and the progress of the work.
E. Should any dispute arise as to the quality or fitness of materials or workmanship or interpretation of the plans and specifications, the decision shall rest with the Owner's Project Manager and shall be based on the requirements that all work done and all materials furnished shall be in strict accordance with the plans and specifications and what is usual, customary, and standard practice in erecting buildings of similar type.

F. Where necessary for field work, or proper interpretation of the general plans and specifications, the Contractor shall submit with such promptness as to cause no delay in his or any other Contractor's work, three copies of amplified details and schedules for the approval of the Owner's Project Manager and shall furnish the Project Manager three copies of the final details, one to be returned to the Contractor approved and two to remain in the Project Manager's files.

G. Figured dimensions and detailed drawings shall be followed in preference to scaled measurements. In case of any doubt on the part of the Contractor as to the exact meaning of the drawings and these specifications, he shall apply to the Owner's Project Manager for an interpretation before proceeding with his work.

H. Should discrepancies appear among the contract documents, the Contractor shall request an interpretation from the Owner's Project Manager before proceeding with the work. If the contractor fails to make such request, no excuse will thereafter be entertained for failure to carry out work in the required manner or provide required guarantees, warranties, or bonds. Should conflict occur in or between drawings and specifications, Contractor is deemed to have estimated on better quality and larger quantity of work, unless he shall have requested and obtained written decision from the Owner's Project Manager before submission of bid as to which method or materials will be required.

I. The Contractor shall carefully study and compare all drawings, specifications, and other instructions. Where dimensions are governed by existing conditions or by conditions already established, Contractor shall take actual measurements himself and shall report in writing to the Owner's Project Manager, for explanation or adjustment, any errors, disagreements or inconsistencies in the drawings and specifications or figured dimensions of the drawings which may exist or appear to exist, before proceeding to execute that part of the work affected. Thereby, this field verification shall be done within ten days of the receipt of the drawings, specifications and instructions. Failure to do so shall constitute a waiver of all right to or claim for extra work on such account.

J. No deviation from specifications, drawings or instructions shall be made without written authorization by the Owner's Project Manager.

END OF SECTION

SECTION 01002 - MATERIAL, LABOR, APPLIANCES

A. Unless otherwise stipulated, the Contractor shall provide and pay for all materials, labor, water, tools, equipment, light and power, transportation and other facilities necessary for the execution of the work.

B. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be the best of these respective kinds. The Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials.

C. Only skilled, thoroughly trained and experienced foremen and workmen shall be employed on the work, and when required by the Owner, the Contractor shall discharge and shall not re-employ on the work, any person who commits trespass, or who is in the opinion of the Owner, disorderly, dangerous, insubordinate, incompetent, or otherwise objectionable, nor shall he employ any person who has been discharged by another Contractor upon the order of the Owner's Project Manager.

D. Unless otherwise stipulated, no allowance or compensation whatsoever shall be due or paid to the Contractor for any temporary roads, excavations, embankments, or other work or structures that he may make to facilitate his work, nor for any construction plant, tools or equipment which may be required in the performance of the work.

and materials delivered on the premises shall be intended to form part of the work and shall not be removed without consent of the Owner. The Contractor shall have the right to remove all surplus materials after the completion of all work included in his Contract.
F. It shall be the duty of the General Contractor to see that all Subcontractors are fully informed in regard to the general conditions and preliminary specifications.

END OF SECTION

SECTION 01003 - LOCATION AND GRADE

A. The exact property lines, corner monuments and grades set by the Owner's surveyor will be furnished to the Contractor, and all precautions shall be taken by the Contractor to preserve same. If any are displaced, lost or disturbed through the act or neglect of the Contractor or his agents or employees, he shall pay for cost of restoration.

B. The relation of the building to the lot lines and established grades shall be as indicated on the drawings. The Contractor shall accurately lay out his work on the ground according to the drawings furnished, and will be held responsible for the correct location of all work

END OF SECTION

SECTION 01004 - PROTECTION OF WORK AND PROPERTY

A. The Contractor shall be responsible for all violations of city ordinances and state laws involved in the performance of his work; for obstruction of streets, side-walks, alleys and pavements and shall in all cases make good any damage to any streets, sidewalks, alleys and pavements.

B. Contractor shall use every precaution to brace and otherwise support and secure the structural frame, walls, floors and roof during the construction of the work; and shall provide during the progress of his work every and all safeguards and protection against accidents, injury and damage to persons and property including adjoining property.

C. The Contractor shall be responsible for his work and every part thereof, and for all materials, tools, appliances and property of every description used in connection therewith.

END OF SECTION

SECTION 01005 - SUPERVISOR

A. The Contractor shall give personal supervision to the work, using his best skill and attention, and shall keep a competent Foreman and necessary assistants constantly on the jobsite. The Foreman shall be the personal representative of the Contractor and all directions given by him shall be as binding as if given by the Contractor. Communication delivered to the Foreman by Owner's Project Manager shall be as binding as if delivered to the Contractor.

B. The contractor shall layout all work and shall be responsible for all measurements and dimensions.

END OF SECTION

SECTION 01006 - TEMPORARY FACILITIES

A. GENERAL:
Location, schedule of installation and removal, and duration of all items on site to be approved by owner's project manager.

B. TRAILER:
Contractor shall at his own expense provide such temporary trailers, offices, and sheds for storing of cement, tools, etc., with necessary telephones, heat, etc., all of which are to be removed by him at the completion of the job.

C. TEMPORARY TOILET FACILITIES:
As conditions require, and in accordance with state and local regulation, the Contractor at his own expense shall install temporary toilet facilities for the use of his employees. These toilet facilities must be placed at suitable points, enclosed against weather, maintained in proper condition, disinfected, and at completion of the job cleaned out and removed from the premises.

D. TEMPORARY ELECTRICAL SERVICES:
General Contractor, without cost to owner or Subcontractors, shall provide and maintain all temporary electrical services for any or all Contractors, for use of apparatus, lights, or tools to facilitate the completion of the building. (See Section 16000, Basic Electrical Requirements.)

E. TEMPORARY HEAT:
In the event that temporary heat is required, this Contractor shall provide for and include same in his bid, on line item designated as Winter Conditions on bid form. or make necessary arrangements with the several Subcontractors requiring temporary heat to provide for and include same in their bids. He shall make sure that proper fuels and apparatus are furnished and installed with flue pipes to the outside of the building, and that the fuels are properly housed. Installation shall be such as to in no way damage any of the finished work or work in progress. In event of any damage resulting from improper heating arrangements, same shall be corrected at the expense of Contractor. If store HVAC system is used, filters must be changed.

F. CONSTRUCTION FENCE:
Provide as required for security and the safety of the public. Provide 6'-0" high chain link fencing with steel posts 8'-0" o.c. Provide gates as required. Keep gates closed after working hours. Patch paving damaged by fence posts after removal.

G. All utility accounts must be transferred to Ross Dress for Less prior to start of Construction and all costs of utilities are the responsibility of Ross Dress for Less or their Contractor.

END OF SECTION

SECTION 01007 - CUTTING & PATCHING

A. Each Contractor shall leave all chases, holes or openings in walls and partitions straight, true and of proper size, in his own work or cut same in existing work as may be necessary for the proper installation of his own or another Contractor's work. Each Contractor shall coordinate with the General Contractor regarding proper location and size of same. In case of his failure to leave or cut same in the proper place, he shall cut them afterwards at his own expense. No excessive cutting will be permitted, nor shall any structural members be cut.

B. After all work has been installed in chases, holes or openings, each Contractor shall carefully fit around, close up, repair, patch and point up same as directed, to the complete satisfaction of the Owner's Project Manager. All work shall be done with proper tools and by the skilled workmen who are thoroughly trained and experienced in the particular trade to which such work belongs, and shall be done without extra charge to the Owner.

END OF SECTION

SECTION 01008 - CLEANING

A. The Contractor shall at all times keep the premises free from accumulations of waste and flammable material or rubbish caused by his employees or others during the progress of the work. At the completion of the work and before final acceptance, the Contractor shall, at his own expense, clear away and remove from the premises and from public and private roads all plant debris, rubbish, tools, scaffolding, surplus materials, and excess excavated materials due to his operations, and shall leave the premises and the work in perfect order and repair, and the building broom clean and ready to use.

END OF SECTION

SECTION 01009 - APPROVED EQUALS

A. Throughout these specifications a manufacturer, model number, color, finish, etc. has been used. These are to be used as a guide to quality and design standards and equal products may be substituted but ONLY after substitutions are submitted to the owner and the owner approves substitutions in writing. Do not order any materials/products until written approval is given. All unapproved materials/products used will be removed and replaced at contractor's own expense.

END OF SECTION

SECTION 01330 - SUBMITTAL PROCEDURES

PART 1 GENERAL

1.01 SUMMARY
A. Section includes administrative and procedural requirements for shop drawings, product data, and samples submittals.

1.02 SUBMITTAL PROCEDURES
A. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
B. Processing: Allow 2 weeks for initial review. No extension of Contract Time will be authorized because of failure to transmit submittals to Architect sufficiently in advance to permit processing.
C. Preparation: Provide sufficient space on label or cover to record review action taken. Include the following information:

1. Project name.
2. Date.
3. Name and address of Architect.
4. Name and address of Contractor.
5. Name and address of subcontractor.
6. Name and address of supplier.
7. Number and title of appropriate specification section.
8. Drawing number and detail references as appropriate.

1.03 SHOP DRAWINGS
A. Submit newly prepared information drawn accurately to scale. Indicate deviations from the Contract Documents. Do not reproduce Contract Documents or copy standard information as the basis of shop drawings. Submit on sheets at least 8-1/2 by 11 inches but no larger than 24 by 36. Submit 1 correctable, translucent, reproducible print and 1 blueline or blackline print for Architect's review.

1.04 PRODUCT DATA
A. Collect product data into a single submittal for each element of construction or system. Include manufacturer's installation instructions, catalog cuts, standard color charts, diagrams, and compliance with recognized testing agency standards.

1.05 SAMPLES
A. Submit full-size, fully fabricated samples cured and finished as specified and physically identical with the material or product proposed.

END OF SECTION

SECTION 01710 - FINAL CLEANING

SUMMARY
1. Environmental requirements: conduct cleaning and waste-disposal operations in compliance with local laws and ordinances. Comply fully with federal and local environmental and anti pollution regulations.

PRODUCTS
1. Cleaning agents: use cleaning materials and agents recommended by the manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

EXECUTION — Complete the following cleaning operations before requesting inspection for final completion for the entire project.

1. Clean the project site, yard and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and foreign substances.

2. Sweep paved areas broom clean and power wash all dirt and materials which can be tracked into the building. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.

3. Remove petrochemical spills, stains, and other foreign deposits, including excess concrete and mortar dumpings.

4. Remove tools, construction equipment, machinery, and surplus material from the site.

5. Damp clean and dry exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.

6. Remove debris and surface from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.

7. Broom clean and wet-mop concrete floors in unoccupied spaces after removing paint and drips, stains and other foreign substances from concrete surface.

8. G.C. to final steam clean at front sidewalk, side area and rear area.

9. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other substances that are noticeable vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.

10. Remove labels that are not permanent labels.

11. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
a) Do not paint over "ul" and similar labels, including mechanical and electrical nameplates.

12. Wipe surfaces of mechanical and electrical equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.

13. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.

14. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.

15. Clean ducts, blowers, and coils if units were operated without filters during construction.

16. Clean light fixtures, lamps, and reflectors to function with full efficiency. Replace burned-out bulbs in fixtures.

17. Leave the project clean and ready for occupancy.

D. PEST CONTROL: Engage an experienced licensed exterminator to make a final inspection and rid the project of rodents, insects, birds, and other pests.

E. REMOVAL OF PROTECTION: Remove temporary protection and facilities installed during construction to protect previously completed installations during the remainder of the construction period.

F. COMPLIANCES: Comply with governing regulations and safety standards for cleaning operations. remove waste materials from the site and dispose of lawfully.

END OF SECTION

SECTION 01770 - CLOSEOUT PROCEDURES

PART 1 GENERAL

1.01 SUMMARY
A. Administrative procedures for contract closeout.

1.02 SUBSTANTIAL COMPLETION
A. Before requesting observation for Certificate of Substantial Completion, complete the following. List exceptions:
1. Submit statement showing an accounting of changes to the Contract Sum.
2. Submit specific warranties, maintenance agreements, final certifications, and similar documents.
3. Submit record documents, maintenance manuals, progress test and inspection reports, and other similar information.
4. Deliver tools, spare parts, extra stock and similar items.
5. Changeover to permanent locks and transmit keys to Owner. Advise Owner's personnel of changeover.
6. Complete startup testing of systems and instruction of Owner's operating and maintenance personnel. Discontinue and remove temporary facilities from the site.
7. Complete final cleaning, repair, and paint touch-up.

1.03 FINAL ACCEPTANCE
A. Before requesting observation for certification of final acceptance and final payment, complete the following. List exceptions:
1. Submit final payment request with releases.
2. Submit updated final statement accounting for final changes to Contract Sum.
3. Submit consent of surety to final payment to the Owner.
4. Submit satisfactory waivers of mechanic's liens.
5. Submit complete list of subcontractors and principal vendors.
6. Furnish Owner with Certificate of Occupancy by controlling building authorities to occupy premises for purpose intended.

B. Final acceptance or final payment shall relieve the Contractor of responsibility for faulty materials or workmanship, and contractor shall remedy defects and pay for resulting damage.

1.04 RECORD DOCUMENT SUBMITTALS
A. Maintain prints of drawings and mail any manuals for record documents separate from construction sets. Mark Record Prints to indicate actual installation where varies or any other revisions from that indicated originally. This includes all trades, equipment, and dimensions. Prepare any additional sets required by the controlling building authorities for final acceptance of the project. Submit record documents to Architect for Owner's records before requesting observation for Certificate of Substantial Completion.

1.05 OPERATING AND MAINTENANCE MANUALS
A. Organize operation and maintenance data into suitable sets of manageable size. Bind properly indexed data in individual binders. Mark identification on front and spine of each binder. Submit 3 complete sets of manuals to the Architect.

1.06 WARRANTIES
A. Furnish warranties required by the Contract Documents, including manufacturer's standard on products and special warranties. Submit written warranties to the Architect prior to the date certified for substantial completion, addressed to the Owner. Submit 2 copies of each, plus 3 additional for warranted items in the operation and maintenance manuals. Organize documents in binders.

PART 2 PRODUCTS
NOT USED

PART 3 EXECUTION

3.01 OPERATION AND MAINTENANCE INSTRUCTIONS
A. Arrange for each equipment installer to meet with Owner's personnel to provide instruction in proper operation and maintenance.

3.02 FINAL CLEANING
A. Perform final cleaning with experienced workers or professional cleaners. Comply with manufacturer's instructions. Remove non permanent labels. Clean glass and transparent materials. Clean all surfaces to dust-free condition. Clean site and remove all rubbish.

END OF SECTION

DIVISION 2 - SITE WORK

SECTION 02510 - ASPHALT PAVING

SUMMARY:

A. Provide asphaltic concrete paving where shown on the drawings, as specified in this Section, and as needed for a complete and proper installation.

B. The base course shall be constructed as part of the initial phase of construction and shall be maintained so as to keep the site accessible during all construction phases.

SUBMITTAL: No submittal is required for the work of this Section.

QUALITY ASSURANCE:

A. All paving work shall be in accordance with the state highway department's latest standard specification for road and bridge construction.

B. The Contractor shall protect building walls and other improvements against damage and staining which may result from the installation of asphaltic concrete paving.

WARRANTY: The Contractor shall include a copy of the paving subcontractor's warranty for all work provided under the general contract for construction for a term of 1 year after the Date of Substantial Completion.

PRODUCTS

MATERIALS:

A. Paving: All Regular Duty asphaltic paving, Heavy Duty asphaltic paving and paving design(s) shall be provided as indicated on the Site Development Drawings.

B. Parking Lines: Provide new parking lines required by the local jurisdiction.

EXECUTION

PAVING INSTALLATION:

A. All paving installation methods shall be in accordance with the state highway department's currently applicable paving standards for road and bridge construction.

B. No paving shall be placed when temperature is below 40F, unless specific alternate installation techniques are approved in advance by RSB.

C. No paving shall be installed until all site utility work specified under paved areas is complete.

D. Sub-base preparation: Sub-base course must be rough leveled, compacted and not excessively wet prior to the installation of the base course.

1. Minimum sub-base for areas designated as "heavy duty paving" or truck access drives. 12" minimum AASHTO #57 crushed stone (95% compacted).
2. Minimum sub-base for areas designated as "regular" or "normal duty paving," parking areas and traffic drives: 12" minimum AASHTO #57 crushed stone (95% compacted).

E. Base Course: Compaction shall be provided by rolling with 10-ton roller equipment. Finished surfaces shall be smooth, without bumps or depressions, and positively sloped to drain towards inlets, curbs or edges as indicated on the applicable site drawings.

1. Minimum base course for areas designated as "heavy duty paving" or truck access drives, 3" asphalt base.
2. Minimum base course for areas designated as "regular or normal duty paving," parking areas and traffic drives, 3" asphalt base.

F. Wearing Course: Final preparation shall be pneumatically rolled and then finally compacted with 10-ton roller equipment or as otherwise specified. Installed paving shall be equal to state highway department standards, with clean, sharp edges, and a smooth finish surface without depressions or bumps, laid in a warped plane that will allow water to drain towards inlets, curbs or edges.

1. Minimum wearing course for areas designated as "heavy duty paving" or truck access drives, 3" asphalt surface finish.
2. Minimum wearing course for areas designated as "regular or normal duty paving," parking areas and traffic drives, 2" asphalt surface finish.

END OF SECTION

SECTION 02515 ASPHALT PAVING REPAIRS & SEALCOAT & PAINTING

PART 1 GENERAL

1.01 SUMMARY: Provide asphaltic seal coat and pavement striping where shown on the drawings, as specified herein, and as needed for a complete and proper installation.

1.02 REFERENCES:

A. Fed. Spec. R-P 355e Pitch, Coal Tar Emulsion (Coating for Bituminous Pavements).

B. American Society for Testing and Materials (ASTM)

1. C 136 Method of Sieve Analysis of Fine and Coarse Aggregates.
2. D 490 Specification for Road Tar.
3. D 2939 Method for Testing Emulsified Bitumens used as Protective Coatings.
4. D 3320 Standard Specification for Emulsified Coal-Tar Pitch (Mineral Colloid Type).
5. D 5727 Standard Specification for Emulsified Refined Coal-Tar (Mineral Colloid Type).

1.03 SUBMITTAL: No submittal is required for the work of this Section.

1.04 PROJECT/ SITE CONDITIONS:

A. Apply coating when the pavement temperature is at least fifty (50) degrees F and air temperature is fifty (50) degrees F and rising.

B. Apply coating during dry weather and when rain is not anticipated within eight (8) hours after application is completed.

1.05 WARRANTY: The Contractor shall include the manufacturer's two-(2) year written dual that warrants performance of the coating against flaking, chipping, loss of adhesion or other abnormal wear in the Building Maintenance Manuals per Section 01770- Contract Closeout.

PART 2 PRODUCTS

2.01 SEALCOAT PRODUCT: Provide refined coal tar emulsion sealant slurry equal to Jennite, as manufactured by Neyra Industries Inc. Cincinnati OH (800.543.7077).

A. Sealer: High solids refined coal tar emulsion containing hot blended rubber.

B. Crack Sealant: Hot applied, elastomeric type crack sealant compatible with pavement coating, equal to Jennite/ Thermo-Seal PLS.

C. Pavement Primer: Acrylic based, primer compatible with pavement coating, equal to Jennite/ Polyprime.

D. Oil Spot Primer: Acrylic based, primer compatible with pavement coating, equal to Jennite/ Polyprime.

E. Sand: As recommended in printed data sheets by sealer manufacturer.

F. Mixing Water

1. Potable and free from harmful soluble salts.
2. Temperature of the water: minimum fifty (50) degrees F.

2.02 PAVEMENT STRIPING PRODUCT: Use Thermoplastic Paint with glass beads for entire lot. (NO SUBSTITUTIONS)

2.03 SEALCOAT EQUIPMENT: Use equipment that keeps the sealant mixture homogeneous at all times and is capable of applying required coating weights evenly over entire width of application mechanism in order to provide a uniformly coated surface.

2.04 MIXING: Add six (6) pounds of sand to the refined coal tar emulsion and mix with power equipment to a homogeneous coating. Add water to the coating mix as required for application not exceeding ten (10) per cent of refined coal tar emulsion.

PART 3 EXECUTION

3.01 EXAMINATION: Inspect existing pavement surfaces for conditions and defects that will adversely affect quality of work, and which cannot be put into an acceptable condition through normal preparatory work as specified. Do not place coating over unsound oil spots softened by fuel or oil.

3.02 SYSTEM DESCRIPTION: Provide primer and two applications of the coating (refined coal tar emulsion slurry) in all areas. Provide third coat in high traffic areas as shown in schedule and on drawings.

3.03 SEALCOAT APPLICATION: Apply all coats uniformly at a rate of 0.14 – 0.17 gallons per square yard per coat using mixed diluted material. Allow each coat to cure sufficiently to take traffic without scuffing. Allow final coat to cure a minimum of twenty-four (24) hours under good drying conditions before allowing traffic.

3.04 SEALCOAT CLEANING AFTER APPLICATION: Remove primer and coating from surfaces other than those requiring primer and coating.

3.05 PROTECTION: Barricade coated areas until the coating has dried sufficiently for traffic.

3.06 PAVEMENT STRIPING APPLICATION: Sweep and clean the surface to remove loose material and dust prior to painting.

PARKING LINES AND PAVEMENT PAINTING:
A. Sweep and clean paving surface to remove loose material and dust prior to painting.

B. Apply parking lines with mechanical equipment to produce uniform straight edges. Provide two paint coats at the paint manufacturer's recommended rate of application.

C. Accessible Parking Spaces: Parking space symbols for accessible parking spaces shall be painted using pre-manufactured symbol templates meeting local jurisdiction graphic requirements.

END OF SECTION

SECTION 02830 - CHAIN LINK FENCE

PART 1 GENERAL

1.01 SCOPE:
A. Provide all of the labor, materials, equipment, and services required to furnish and install the chain link fencing.

1.02 QUALITY ASSURANCE:
A. All materials shall be furnished, inspected, tested, and installed in accordance with the Chain Link Manufacturing Institute.

1.03 SUBMITTALS:
A. Prior to installation, submit to the Architect for review the following:
1. Shop drawings that shall include, but not be limited to, details illustrating fence height, size and posts, rails, gates and footing, fence fabric and all accessories.
2. Physical sample 6" square of fabric material, post section and typical accessories.

PART 2 _ PRODUCTS

2.01 GALVANIZED STEEL CHAIN LINK FENCE FABRIC:
A. The base metal of the fabric shall be a good commercial quality of steel wire of 9 gauge. The wire shall withstand 1,290 lbs.
1. The fabric shall be zinc coated by the hot dip after fabrication, or shall be fabricated from wire zinc coated by the electrolytic or hot dip process. The weight of zinc coating shall be not less than 1.2 ounces per square foot or actual surface covered. The zinc used for the Standard Specifications for Slab Zinc.
2. The height of the fabric shall be the overall dimension from the ends of knuckles. The tolerance on the nominal height shall be plus or minus one inch.
3. Mesh size: 2".
4. Wire diameter: .1483 (9 gauge).
5. Furnish with knuckling at one selvage and twisting at the other.

SECTION 02830 - CHAIN LINK FENCE - Continued

2.02 FENCE POSTS AND ACCESSORIES:

A. Posts, braces, rails, stretcher bars, and truss rods shall be of steel; reinforcing wires shall be of high carbon steel; and gate hinges, post caps, stretcher bar bands, and other parts shall be of steel, malleable iron, ductile iron or equal except that ties and clips may be of aluminum.

B. Dimensions and weights for posts, rails, and braces:

ITEM	OUTSIDE DIA.	WT/FT
End, corner and pull posts: Round or Square	2.875 2.50	5.79 5.70
Rail and post braces: Round	1.660	1.806
Intermediate post: Tubular or H_Section	2.375 2.25 X 1.95 x .143	3.65 4.10

C. All steel and iron shall be zinc_coated after fabrication, using zinc grade E in accordance with Federal Specifications QQ_Z_351.
1. The weight of the zinc coating per square foot of actual surface area shall average not less than 1.2 ounces and no individual specimen shall show less than 1.0 ounces.

D. Posts shall be of the length required and shall be circular.

E. Post braces: Provide for each gate corner, pull and end post. Shall consist of a round tubular brace extending to each adjacent line post at approximately mid height of the fabric, and a truss consisting of a rod not less than 3/8" in nominal diameter from the line post back to the gate, corner, pull, or end post, with a turnbuckle or other equivalent provision for adjustment.

F. Provide top rail.

G. For top rail installation, the post top shall be provided with a hole suitable for the through passage of the top rail.

H. Stretcher bars shall not be less than 3/16" by 3/4" and not be less than 2" shorter than the full height of the fabric with which they are to be used. The stretcher bars shall be arranged for attaching the fabric to all terminal posts by threading through the fabric, by bands or by other positive mechanical means. One stretcher bar shall be provided for each gate and end post, and two for each corner and pull post.

I. Provide ties and clips of adequate strength and in sufficient number for attaching the fabric to all line posts at intervals not to exceed 15".

J. Bands or clips of adequate strength shall be provided in sufficient number for attaching the fabric and stretcher bars to all terminal posts at intervals not exceeding 15". Tension bands and brace bands shall be formed from flat or beveled steel and shall have a minimum thickness of .115 +/_ .005 after galvanized with a minimum width of 7/8" +/_ .015.

K. Spiraled or crimped tension wire shall be not less than No. 7 gauge +/- 0.005 inch in diameter. Ties or clips shall be provided for attaching each wire to the fabric at intervals not exceeding 2'-0". Zinc coating shall be a minimum coating of .80 ounces per square foot of surface area.

PART 3 EXECUTION

3.01 INSTALLATION:

A. Install all chain link fencing and gates in strict accordance with the original design and the approved submittals, anchoring all components firmly for long life under hard use and in accordance with the manufacturer's published recommendations.

B. Line posts shall be spaced at intervals not to exceed 10'_0" average when measured from center to center between terminal posts. Measurements shall be made parallel to the slope of the natural ground and all posts shall be placed in a vertical position except where designated otherwise.

C. Post setting: Set posts in holes of diameter and depth as designated below:
1. Line posts:
a. Hole diameter at top : 9"
b. Hole depth : 36"
c. Post embedment: 36"
2. Terminal posts:
a. Hole diameter at top: 12"
b. Hole depth : 36"
c. Post embedment : 36"

D. After the post has been set and plumbed, the hole shall be filled with 2,000 psi (4 sack mix) concrete. The exposed surface of the concrete shall be crowned to shed water.

E. Terminal posts:
1. End, corner, gate and pull posts shall be set as shown hereinfore, and shall be braced to the nearest post with a galvanized pipe horizontal brace used as a compression member, and a galvanized 3/8" steel truss rod and truss tightener used as a tension member. Truss braces on all terminals.
2. All changes in direction of fence line of 30' or more shall be considered as corners. Pull posts shall be used at all abrupt changes in grade.
3. The fabric shall be stretched taut approximately 2" above the ground, and securely fastened to the posts. The fabric shall be cut and each span shall be attached independently at all terminal posts. Fastening to terminal posts shall be with stretcher bars and fabric bands spaced at maximum 15" intervals. Fastening to line post shall be with tie wire, metal bands, or other approved method, attached at maximum 15" intervals. The top edge of the fabric shall be fastened to the top tension wire with wire ties at intervals not exceeding 24". The bottom edge of fabric shall be fastened to the bottom tension wire with wire ties at intervals not exceeding two feet.
4. Rolls of wire fabric shall be joined by weaving a single strand into the ends of the rolls to form a continuous mesh.

END OF SECTION

DIVISION 3 - CONCRETE

SECTION 03001 - CONCRETE

A. In addition to the concrete specifications in the Structural drawings, use approved concrete sealer where indicated on plans. Finish concrete floor surfaces in accordance with ACI 301. Provide concrete surfaces to be left exposed with sack rubbed finish.

B. SLAB MOISTURE TESTING: Conduct moisture vapor emission testing (VET) by a qualified testing agency of concrete slabs. general contractor is responsible for conducting this test and adhering to the following criteria:

1. Test all concrete slabs scheduled to be covered with a floor covering or coating. test to be conducted per ASTM F 1869-98 standards.

2. Prior to ordering floor finish products, contact individual floor finish manufacturers to determine maximum allowable floor slab moisture emissions recommended for compatibility with each product.

3. Provide a minimum of two vapor emission test per 1000 square feet of concrete slab. All tests to be conducted simultaneously. VET test to be completed as necessary to ensure that entire area of concrete slab vapor emissions are uniformly low enough to allow for floor finish installation according to floor finish manufacturer requirements. Floor finishes shall not be installed until concrete slab(s) pass VET test consistently over entire area of slab(s).

4. Immediately after VET tests are completed, forward all VET results to Architect and ROSS STORES, INC. Coordinate allowable levels of concrete slab moisture with Ross stores inc. construction schedule. The date that the floor finish can be installed in accordance with allowable levels of floor slab moisture shall not infringe upon fixturing date, construction complete date, or any other established date on schedule.

5. NOT USED.

6. EXISTING CONCRETE SLABS: Not applicable provided item above is verified; If existing floor finish is to be removed, conduct vet after existing floor finish is removed. If existing floor finish is to remain, remove a 20"x20" minimum area of existing floor covering and perform vet on exposed concrete or substrate. If existing concrete slab moisture emissions are too high to allow for floor finish installation according to floor finish manufacturer recommendations, provide a water vapor emission and alkalinity control system as outlined in spec section 07260.
Provide vapor barrier as required on conc. Slab as needed per test results. The following is a recommendation from floor seal technologies (888-417-7688 X202 OR www.floorseal.com). for a conc. Slab moisture content of 4 TO 6 LBS/1000 S.F., Use a system i method, Which includes one layer of mes-floor seal. for a conc. Slab moisture content of 7 TO 9 LBS/1000 S.F., Use a system ii method, which includes two layers of mes-floor seal. for both systems, While the coat is still tacky, a thin layer of a cementious material will need to be applied. See G100 for additional requirements.

7. General contractor shall be responsible to have concrete substrate compliant for floor finish manufacturer specification in reference to vapor emissions and alkalinity.

C. Not Used.

D. Not Used.

END OF SECTION

SECTION 03300 - CONCRETE/CURING/HARDENING /SEALING

PART 1 – GENERAL

1.1 Description:

A. Work included: Provide concrete curing, hardening and sealing.

B. Related Work:
Documents affecting work of this Section include, but are not necessarily limited to: General Conditions, Supplementary Conditions and Sections in Division 1 of these specifications.

1.2 QUALITY ASSURANCE:

A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts, and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.

B. No satisfactory chemical or cleaning procedure is available to remove petroleum stains from the concrete surface...Prevention is therefore essential.

1. All hydraulic powered equipment must be diapered to avoid staining of the concrete.
2. No trade will park vehicles on the inside slab. If necessary to complete their scope of work, drop cloths will be placed under vehicles at all times.
3. No pipe cutting machine will be used on the inside floor slab.
4. Steel will not be place on interior slab to avoid rust staining.
5. All exposed concrete surfaces must be finished in a smooth, hard, glazed, steel troweled finish.
6. Apply a clear, acrylic or other easily removed, protective coat.

C. Concrete finish will be Hard Trowelled and Burnished.

1.3 SUBMITTAL:

A. Comply with pertinent provisions of Section 01340.

B. Product data: Within 35 calendar days after the contractor has received the owner's notice to proceed, submit the following materials.

1. Materials list of items proposed to be provided under this section.
2. Manufacturer's specifications, test data and other data required to prove compliance with the specified requirements.
3. Manufacturer's recommended installation procedures which, when approved by the Architect, will become the basis for accepting or rejecting actual installation procedures used on the work.

1.4 PRODUCT HANDLING:

A. Protect the materials of this Section before and after installation. Protect the work and materials of all other trades.

B. In the event of damage, immediately make replacements and repairs to the approval of the Architect and at no additional cost to the owners.

PART 2 – PRODUCTS

2.1 CURING/HARDENING/SEALING AGENT:

A. Where concrete cure, hardener and sealer is called for on the Drawings or is specified herein, provide "ASHFORD FORMULA" manufactured by Curecrete Distribution, Inc. Springville, Utah, 84663; phone 800-998-5664.

Local Representative:
Gamble Associates
P.O. Box 1101
Orangevale, CA 95662
916-215-6819

B. NO SUBSTITUTIONS

C. A Curecrete Technical Representative must be present at the initial application of ASHFORD FORMULA prior to request for issuance of Warranty.

D. ASHFORD FORMULA has the following attributes:

1. A non-film forming chemical that penetrates into the concrete where it reacts with the alkali and lime, commonly called concrete salts. During this reaction it chemically combines with the salts melting them within the concrete into a gel which locks the pores of the concrete.
2. This process densifies the concrete into a solid mass that does not allow penetration into the concrete surface.
3. The performance criteria shall be established by tests conducted by recognized independent testing laboratories.
a. Curing: Astm-C-309, min. 95% efficiency.
b. Abrasion: Taber C-17 wheel, min. 30% increase in abrasion resistance
c. Bonding: ASTM-D3359, min. 17% increase in epoxy adhesion.
d. Hardening: ASTM-C-42, min. 38% increase in compressive strength at 28 days
e. Permeability: ASTM modified, 7 in. Head, min. Leakage 0.0083 cc/sq. in.
f. Chemical Resistance: The manufacturer shall provide a chemical resistance guide listing test results by independent laboratories.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS:

A. Examine the areas and conditions under which work of this section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 PREPARATION:

A. Prepare the surface in strict accordance with the manufacturers recommendations. G.C. to sand/grind down any existing sealers on surface of existing slab to allow for new sealer to penetrate.

3.3 APPLICATION

A. Curing application (for new, steel-troweled concrete):

1. Application should be made immediately following the final concrete finishing operation as soon as the concrete is firm enough to work on. This will help prevent temperature and hairline cracking.
2. Application shall be made with a low pressure sprayer. All concrete surfaces shall be kept wet for 30 to 45 minutes, minimum.
3. After this period, when the treated surfaces becomes slippery under foot, lightly sprinkle the surfaces with water to re-emulsify. The surface will become slippery once again.
4. After the surface again gels or becomes slippery once again, flush the entire surface with water, re-emulsify the Ashford and remove with squeegees. Squeegee the surfaces completely dry.
5. Achieve water

SECTION 04420 - CONCRETE UNIT MASONRY - Continued

PRODUCTS

Product Requirements:

1. Normal or medium weight hollow load bearing concrete masonry units per ASTM C90.
2. Type I/ Moisture-Controlled Units; 1800 psi minimum Compressive Strength.
3. CMU production shall include W.R. Grace DRY-BLOCK Integral Water Repellent Admix.
4. Dimensions: Nominal 16" long by 8" high by the depth shown on the drawings.
5. Provide accessory shapes including, but not limited to corners and bond beams. All accessory shapes shall match the adjacent CMU texture.
6. Bond: Running bond with tooled joint.

CONCRETE MASONRY (STAINED OR PAINTED):

A. Smoothface or Splitface CMU: Where shown on the drawings, provide hollow load bearing concrete masonry units, color "natural gray" Product Requirements:

1. Fire Rated Construction: Provide either UL Classification C-3 (3-hour) or UL Classification B-4 (4 hour) concrete masonry units where required for exterior wall construction as shown on the drawings. (fire rated construction, if applicable)
2. Normal or medium weight hollow load bearing concrete masonry units per ASTM C90 except as may be required for fire-rated wall construction.
3. Type I/ Moisture-Controlled Units.
4. Compressive Strength: 1800 psi minimum.
5. Dimensions: Nominal 16" long by 8" high by the depth shown on the drawings.
6. Provide accessory shapes including, but not limited to corners and bond beams. All accessory shapes shall match the adjacent CMU texture.
7. Bond: Running bond with tooled joint.

WATER REPELLENT ADMIXTURE: All exterior Concrete Masonry, including precast lintels and bond beams shall be produced to include the manufacturer's recommended amount of "DRY-BLOCK System Block Admix" integral water repellent, by W.R. Grace Masonry Products, Milwaukee WI (800/ 558-7066).

MORTAR:

A. Do not place mortar prior to receipt of the Architect/ Engineer's approval of Grout and Mortar Design Mix and Test Data submittals.

B. Mortar Requirements:

1. Provide ONLY Type "S" mortar per ASTM C270. Type "M" or "N" mortar is NOT permitted. For mortar used with Integrally Colored Concrete Masonry Mortar, provide with W.R. Grace DRY-BLOCK Integral Water Repellent Admix.
2. Portland Cement: ASTM C150, Type I; Lime: Hydrated lime per ASTM C207, or quicklime meeting ASTM C5; Aggregate: ASTM C144.
3. Admixtures: Do NOT use admixtures unless specifically approved in advance.
4. Water: Provide water free from deleterious amounts of acids, alkalis and organics.
5. Mixing: Proportioned per ASTM C-270-89.
6. Compressive strength: Minimum 2000 psi at 28 days.

GROUT:

A. Do not place grout prior to receipt of the Architect/ Engineer's approval of Grout and Mortar Design Mix and Test Data submittals.

B. Grout Requirements:

1. Provide "fine grout" or "coarse grout" per ASTM C476.
2. Portland Cement: ASTM C150, Type I.
3. Aggregate: Provide clean, sharp, graded aggregate free from deleterious amounts of dust, lumps, shale, alkali, surface coatings, and organics.
4. Admixtures: Do NOT use admixtures unless specifically approved in advance.
5. Water: Provide water free from deleterious amounts of acids, alkalis, and organics.
6. Transit Mix or Field Mix: Proportioned per ASTM C476-83.
7. For "fine grout" or "coarse grout", provide laboratory design mix and test data using portland cement and aggregate size per ASTM C476.
8. Compressive strength: Minimum 3000 psi at 28 days.

C. Fine Grout: Provide where called for on the drawings, or where the grout space is less than 3" in its least dimension, and/ or where otherwise required by the local jurisdiction.

D. Coarse Grout: Provide in all reinforced masonry cells, masonry cells adjacent to reinforced cells requiring grout, and bond beams.

REINFORCEMENT AND ACCESSORIES:

A. Acceptable Product Manufacturers:

1. "D/A 310 Truss", by Dur-O-Wal Inc., Arlington Heights IL (708/ 577-6400).
2. "Lox All Truss-Mesh" by Hohmann & Barnard Inc., Hauppage NY (516/ 234-0600).
3. No other product manufacturers are permitted.

B. Product Requirements:

1. Reinforcing Bars: ASTM A615, grade 60, unless otherwise shown on the drawings, using deformed bars for number 3 and larger.
2. Bending: ACI 318.
3. Wire Reinforcement: ASTM A82.

CONTROL JOINTS:

A. Provide Control Joint Products at Control joints where shown on the drawings, as specifically designed for the wall width.

1. Rapid Rubber Control Joint or Rapid Poly-Joint D/A 2006/ 2007, by Dur-O-Wal.
2. Hohmann & Barnard #QS rubber control joint or #VS PVC control joint.
3. No other product manufacturers are permitted.

WALL FLASHING: Contractor shall provide Wall Flashing equal to "Perm-A-Barrier", 40 mil rubberized asphalt and polyethylene sheet wall flashing, by W. R. Grace Masonry Products. PVC wall flashing is NOT permitted.

EXECUTION

SURFACE CONDITIONS:

A. The Contractor shall examine the areas and conditions under which work of this Section will be provided, shall correct conditions detrimental to the timely and proper completion of the work, and shall NOT proceed until unsatisfactory conditions are corrected.

B. Do not commence installation of the work of this Section until horizontal and vertical alignment of foundation is within 1" of plumb and the lines shown on the drawings.

ENVIRONMENTAL CONDITIONS: Protect masonry during construction from direct exposure to wind and sun when erected in ambient air temperature of 99 F in shade, and relative humidity less than 50%. Do not place masonry units when air temperature is below 40 F.

INSTALLATION:

A. Provide weep vents at 32" o.c. By Williams Products, Troy, MI at cavity walls and wall flashings over wall openings. Provide tooled concave joints; do NOT rake.

B. Control Joints: Provide control joints where indicated on the drawings, but at no more than 30'-0" o.c. spacing.

C. Wall Flashing: Provide at base of walls, over lintels, stepped flashing to follow roof slope at parapets, other locations. Form end dams at horizontal flashing terminations to prevent water entry into the wall cavity, with manufacturer-approved sealant at overlaps forming end dams. Provide cotton rope weepholes at 32" on center at wall flashing locations.

GROUTING: Provide solid Coarse Grout at vertically reinforced masonry cells, bond beams, and non-reinforced masonry cells requiring grouting.

CLEANING: The Contractor shall clean CMU surfaces as required for the proper application of the specified finishes, including low pressure water was prior to painting.

END OF SECTION

DIVISION 5 - METALS

SECTION 05400 - COLD FORMED METAL FRAMING

PART 1 GENERAL

1.01 SUMMARY

A. Work Includes:
1. Exterior load-bearing steel-stud wall framing.
2. Exterior nonload-bearing steel-stud wall framing.

B. Related Sections:
1. Section 07210 - Building Insulation.

1.02 REFERENCES

A. American Iron and Steel Institute (AISI):
1. Specification for the Design of Cold-Formed Steel Structural Members.

B. American Welding Society (AWS):
1. AWS D1.1: Structural Welding Code - Steel.
2. AWS D1.3: Structural Welding Code - Sheet Steel.

C. American Society for Testing and Materials (ASTM):
1. ASTM A 570: Steel, Sheet and Strip, Carbon, Hot-Rolled, Structural Quality.
2. ASTM A 653: Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron-Alloy Coated (Galvannealed) by the Hot-Dip Process.
3. ASTM C 754: Installation of Steel Framing Members to Receive Screw-Attached Gypsum Board.

D. Steel Stud Manufacturers Association (SSMA; formerly ML/SFA).
1. Guide Specification for Metal Lathing and Furring.

E. International Building Code (IBC).

1.03 SYSTEM DESCRIPTION

A. Performance Requirements:
1. Cold-formed metal framing shall comply with AISI and SSMA referenced standards and IBC.
2. Fabricate and erect cold-formed metal framing with the physical and structural properties as indicated.
3. Cold-formed steel studs, joists, tracks, and channels shall meet the following minimum requirements:

Gage	Type	Standard Yield Stress
14 and 16	Galvanized	ASTM A 653, Grade 50 50 ksi
14 and 16	Hot-Rolled	ASTM A- 570, Grade 50 50 ksi
14 and 16	Cold-Rolled	ASTM A 607, Grade 50 50 ksi
18 and lighter	Galvanized	ASTM A 653, Grade 33 33 ksi
18 and lighter	Hot-Rolled	ASTM A 570, Grade 33 33 ksi
18 and lighter	Cold-Rolled	ASTM A 611, Grade C 33 ksi

4. Steel shall be galvanized in accordance with ASTM A 653, G60 corrosion-resistant coating.
5. Steel framing members to receive screw-attached wallboard shall be detailed in accordance with ASTM C -754.
6. Studs, runners, and rigid furring channels shall meet requirements of ASTM C 754.
7. Where framing connects primary structural elements, such as floors in a building, incorporate into the construction provisions to accommodate anticipated structural deflections under both gravity and seismic loads.

1.04 SUBMITTALS

A. Product data for each type of cold-formed metal framing, accessory, and product specified.

B. Shop drawings showing layout, spacings, sizes, thicknesses, and types of cold-formed metal framing, fabrication, fastening and anchorage details, including mechanical fasteners. Show reinforcing channels, opening framing, supplemental framing, strapping, bracing, bridging, splices, accessories, connection details, and attachments to other units of work.

C. ICBO research report evidencing cold-formed metal framing's compliance with building code in effect for the Project.

1.05 QUALITY ASSURANCE

A. Fabricator Qualifications: Engage a fabricator who has at least 5 years of continuous experience in the fabrication of cold-formed metal framing.

B. Installer Qualifications: Engage an experienced installer who has completed cold-formed metal framing similar in material, design, and extent to that indicated for this Project and with a record of successful in-service performance.

C. Welding Standards: Comply with applicable provisions of AWS referenced standards.

D. Maintain one copy of the ICBO report on-site.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Protect cold-formed metal framing from corrosion, deformation, and other damage during delivery, storage, and handling.

B. Storage: Protect cold-formed metal framing with a waterproof covering and ventilate to avoid condensation.

PART 2 PRODUCTS

2.01 MANUFACTURERS

Subject to compliance with requirements, provide cold-formed metal framing by one of the following:

1. Allied American Studco, Inc.
2. Angeles Metal Systems
3. California Expanded Metal Products Co.
4. California Metal Systems, Inc.
5. Clark Steel Framing Industries.
6. Consolidated Fabricators, Corp.
7. Consolidated Systems, Inc.
8. Dale Industries, Inc.
9. Design Shapes in Steel.
10. Dietrich Industries, Inc.
11. Knorr Steel Framing Systems.
12. Marino Ware; Div. of Ware Industries, Inc.
13. Scafco Corp.
14. Steel Construction Systems.
15. Steel Developers, LLC.
16. Steeler, Inc.
17. Studco of Hawaii, Inc.
18. Super Stud Building Products, Inc.
19. Telling Industries, LLC.
20. Unimast, Inc.
21. United Metal Products, Inc.
22. Western Metal Lath.

2.02 MATERIALS

A. Galvanized-Steel Sheet: ASTM A 653 zinc-coated according to ASTM A 525, G-60 coating.

B. Prime-Painted Steel Sheet: ASTM A -570 or ASTM A- 611, cleaned, pretreated, and primed with manufacturer's baked-on, lead- and chromate-free, rust-inhibitive primer conforming to the performance requirements of FS TT-P-664.

2.03 WALL FRAMING

A. Steel Studs: Manufacturer's standard galvanized C-shaped steel studs of size and thickness as indicated. Use same size metal stud for required blocking.

B. Steel Track: Manufacturer's standard galvanized U-shaped steel track of size and thickness to correspond to metal stud size.

2.04 FRAMING ACCESSORIES

A. Fabricate steel-framing accessories of the same material and finish used for framing members.

B. Provide the following accessories of manufacturer's standard thickness and configuration, unless otherwise indicated, as required:
1. Supplementary framing.
2. Bracing, bridging, and solid blocking.
3. Web stiffeners.
4. Gusset plates.
5. Deflection track and vertical slide clips.
6. Stud kickers and girts.
7. Joist hangers and end closures.
8. Reinforcement plates.

SECTION 05400 - Continued:

2.05 ANCHORS, CLIPS, AND FASTENERS

A. Steel Shapes and Clips: ASTM A 36, zinc-coated by the hot-dip process According to ASTM A- 123.

B. Powder-Actuated Anchors: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 10 times the design load, as determined by ASTM E 1190.

C. Mechanical Fasteners: Corrosion-resistant coated, self-drilling, self-threading steel drill screws. Use low-profile head beneath sheathing, manufacturer's standard head type elsewhere.

D. Welding Electrodes: Comply with AWS standards.

2.06 MISCELLANEOUS MATERIALS

A. Galvanizing Repair Paint: SSPC-Paint 20 with dry film containing a minimum of 94 percent zinc dust by weight.

2.07 FABRICATION

A. Fabricate cold-formed metal framing and accessories plumb, square, true-to-line, and with connections securely fastened, according to manufacturer's recommendations and the requirements of this Section.
1. Fabricate framing assemblies in jig templates.
2. Cut framing members by sawing or shearing; do not torch cut.
3. Fasten cold-formed metal framing members by welding or screw fastening, as standard with fabricator. Wire tying of framing members is not permitted.
4. Comply with AWS requirements and procedures for welding, appearance and quality of welds, and methods used in corrective welding work.
5. Locate mechanical fasteners and install according to cold-formed metal framing manufacturer's instructions with screw penetrating joined members by not less than 3 exposed screw threads.
6. Fasten other materials to cold-formed metal framing by welding, bolting, or screw fastening according to manufacturer's recommendations.

B. Reinforce, stiffen, and brace framing assemblies to withstand handling, delivery, and erection stresses. Lift fabricated assemblies to prevent damage or distortion.

PART 3 EXECUTION

3.01 EXAMINATION

A. Examine supporting substrates and abutting structural framing for compliance with requirements, including installation tolerances and other conditions affecting performance of cold-formed metal framing. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.02 INSTALLATION, GENERAL

A. Cold-formed metal framing may be shop- or field-fabricated for installation, or it may be field-assembled.

B. Install cold-formed metal framing and accessories plumb, square, true-to-line, and with connections securely fastened according to manufacturer's recommendations and the requirements of this Section.

C. Install framing members in one-piece lengths unless splice connections are indicated for track or tension members.

D. Provide temporary bracing and leave in place until framing is permanently stabilized.

E. Do not bridge building expansion and control joints with cold-formed metal framing. Independently frame both sides of joints.

F. Install insulation in built-up exterior framing members, such as headers, sills, boxed joists, and double studs, inaccessible upon completion of framing work.

G. Fasten reinforcement plate over web penetrations that exceed size of manufacturer's standard punched openings.

H. Erection Tolerances: Install cold-formed metal framing to a maximum allowable tolerance variation from plumb, level, and true-to-line of 1/8 inch in 10 feet.

3.03 LOAD-BEARING WALL INSTALLATION

A. Securely anchor top and bottom track to the supporting structure. Install concrete anchors after full compressive strength has been achieved.

B. Squarely seat studs against webs of top and bottom tracks. Fasten both flanges of studs to top and bottom track. Space studs as indicated.

C. Set studs plumb, except as needed for diagonal bracing or required for nonplumb walls or warped surfaces and similar requirements.

D. Align studs vertically where wall-framing continuity is interrupted by floor framing. Where studs cannot be aligned, continuously reinforce track to transfer

E. Align joists over studs. Where joists cannot be aligned, continuously reinforce track to transfer loads.

F. Anchor studs abutting structural columns or walls, including masonry walls, to supporting structure as indicated.

G. Install headers over wall openings wider than the stud spacing. Locate headers above openings as indicated. Fabricate headers of compound shapes indicated or required to transfer load to supporting studs, complete with clip-angle connectors, web stiffeners, or gusset plates.

H. Install supplementary framing, blocking, and bracing in stud framing indicated to support fixtures, equipment, services, casework, heavy trim, furnishings, and similar work requiring attachment to framing.

I. Install horizontal bridging in stud system, spaced in rows not more than 48 inches apart. Fasten at each stud intersection.

J. Install steel-sheet diagonal bracing straps to both stud flanges, terminate at and fasten to reinforced top and bottom track. Fasten clip-angle connectors to multiple studs at ends of bracing and anchor to structure.

K. Install miscellaneous framing and connections, including supplementary framing, web stiffeners, clip angles, continuous angles, anchors, and fasteners, to provide a complete and stable wall-framing system.

3.04 NONLOAD-BEARING CURTAIN WALL INSTALLATION

A. Install continuous tracks sized to match studs. Align tracks accurately, and securely anchor to supporting structure as indicated.

B. Squarely seat studs against webs of top and bottom tracks. Fasten both flanges of studs to top and bottom track. Space studs as indicated.

C. Set studs plumb, except as needed for diagonal bracing or required for nonplumb walls or warped surfaces and similar requirements.

D. Isolate steel framing from building structure at locations indicated to prevent transfer of vertical loads while providing lateral support.

E. Install horizontal bridging in curtain wall studs, spaced in rows not more than 48 inches apart. Fasten at each stud intersection.

F. Install miscellaneous framing and connections, including stud kickers, web stiffeners, clip angles, continuous angles, anchors, fasteners, and stud girts, to provide a complete and stable curtain wall framing system.

3.05 REPAIRS AND PROTECTION

A. Galvanizing Repairs: Prepare and repair damaged galvanized coatings on fabricated and installed cold-formed metal framing with galvanizing repair paint according to ASTM A 780 and the manufacturer's instructions.

B. Touchup Painting:
1. Wire brush, clean, and paint scarred areas, welds, and rust spots on fabricated and installed prime-painted, cold-formed metal framing.
2. Touch up painted surfaces with same type of shop paint used on adjacent surfaces.

C. Provide final protection and maintain conditions in a manner acceptable to manufacturer and installer to ensure that cold-formed metal framing is without damage or deterioration at the time of Substantial Completion.

END OF SECTION

SECTION 05500 - MISC. METAL FABRICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Pipe bollards
B. Steel ladder frame with treads.

1.02 SYSTEM DESCRIPTION

A. Design ladder assembly to support live load of 100 pounds per square foot with deflection of stringer or landing framing not to exceed 1/180 of span.

PART 2 PRODUCTS

2.01 MATERIALS

A. Steel Sections: ASTM A36.
B. Steel Plate: ASTM A283.
C. Steel Tubing: ASTM A500, Grade B.
D. Pipe: ASTM A53, Grade B Schedule 40.
E. Sheet Steel: ASTM A446, Grade B Structural Quality with galvanized coating.
F. Bolts, Nuts, and Washers: ASTM A325.
G. Handrail Fittings: Elbows, T-shapes, wall brackets, escutcheons; machined steel.
H. Welding Materials: AWS D1.1.
I. Shop and Touch-Up Primer: SSPC 15, Type 1, red oxide.

2.02 FABRICATION - GENERAL

A. Fit and shop assemble items in largest practical sections for delivery to site.
B. Continuously seal joined members by full, continuous welds.
C. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.
D. Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication.
E. Accurately form components required for anchorage of stairs and landings and railings to each other and to building structure.

2.03 FINISHES

A. Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.
B. Shop prime items with two coats. Do not prime surfaces in direct contact with concrete or where field welding is required.

PART 3 EXECUTION

3.01 INSTALLATION
A. Install items plumb and level, accurately fitted, free from distortion or defects.
B. Allow for erection loads and provide temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments.
C. Field weld components as indicated. Perform field welding in accordance with AWS D1.1.
D. Obtain Engineer approval prior to site cutting.
E. After erection, prime welds, abrasions, and surfaces not shop primed, except surfaces to be in contact wit concrete.

3.02 MISCELLANEOUS ITEMS

A. Steel Ladders:
1. Interior: Galvanized structural steel side rails 2-1/2 by 1/2 inch set 21 inches apart. Rungs 3/4 inch round bars spaced 12 inches apart and welded to strings. Clip angles 10-1/4 by 2-1/2 by 1/2 inch, bent to shape with 2 inch leg and welded to side rails and spaced approximately 4'-0" on center.
2. Steel Ladder Installation:
a. Bolt clip angles to masonry or concrete with 1/2 inch double-cinch anchors or to wood with 1/2 inch diameter lag bolts.
b. Field verify location of ladder and verify that the distance from the face of wall to the center line of the rungs is maintained constant from top to bottom of ladder. In the event of discrepancy, immediately notify Architect.
c. Set ladder a minimum of 9 inches away from a projection or wall surface.

B. Concrete-Filled Pipe Bollards: Fabricate pipe bollards from Schedule 40 steel pipe. Anchor bollards in place with concrete footings. Support and brace bollards in position in footing excavations until concrete has been placed and cured. Fill bollards solidly with concrete, mounding top surface.

3.03 CLEANING

A. Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with same material as used for shop painting to comply with SSPC-PA- 1 requirements for touching up shop-painted surfaces.

B. For galvanized surfaces, clean welds, bolted connections, and abraded areas, and apply galvanizing repair paint to comply with ASTM A- 780.

END OF SECTION

SECTION 05520 - ROOF FALL PROTECTION

ROOF FALL PROTECTION SYSTEM

GENERAL

1.1 SECTION INCLUDE
A. Portable, free-standing guardrail system for: Roof Railings

1.2 REFERENCES
A. OSHA 29 CFR 1926.500-503.
B. OSHA 29 CFR 1910.23.

1.3 SUBMITTALS
A. Submit under provisions of Section 01300.
B. Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods.
C. QUALITY ASSURANCE
D. Manufacturer Qualifications: Minimum of 15 years experience manufacturing portable railing systems.
E. Installer Qualifications: 1-2 person crew capable of positioning base plates and installing portable railing systems according to manufacturers instructions.

1.4 DELIVERY, STORAGE, AND HANDLING
A. Store products in manufacturer's unopened packaging until ready for installation.

PART 2 PRODUCTS

2.1 MANUFACTURERS
A. Garlock Safety Systems, which is located at: 2601 Niagara Lane. ; Plymouth, MN 55447; Toll Free Tel: 877-791-4446; Tel: 763-694-2614; Fax: 763-553-0093; Email: sales@garlockequip.com Web: www.railguard.net

2.2 DESIGN REQUIREMENTS
A. Structural Performance: Comply with requirements of applicable local, state, and federal codes.
B. Structural performance of top rails and supports:
1. Capable of withstanding a concentrated load of 200 pounds (90.6 kg), applied to the top rail at any point and in any direction.
2. Capable of withstanding a uniform load of 50 pounds per linear foot (74.3 kg/m) applied to the top rail horizontally with a simultaneous load of 100 pounds per linear foot (148.6 kg/m) applied vertically downward.
3. Design need not provide for both concentrated and uniform loads to be applied concurrently.
C. Structural performance of railing infill:
1. Capable of withstanding a horizontal concentrated load of 200 pounds (90.6 kg), applied to one foot (30.5mm) square area at any point on the infill.
2. Infill includes panels, intermediate rails, posts and other elements.
3. Design need not provide for infill loads to be applied concurrently with top rail loading.

2.3 MATERIALS
A. Railing Sections:
1. Rails: 1-5/8 inch (41 mm) O.D. by 0.065 inch (2.7 mm) wall HREW tubing.
2. ASTM A513
3. Length: 8'-0" standard section
4. Height: 42 inches (1067 mm).
5. Mid-rail: weld to posts at 21 inches (533 mm) below top rail.
6. Finish: Epoxy powder coated safety yellow.

NOT USED

SECTION 05520 -Continued :

2.3 Materials continued;
B. Base Plates.
1. Material: cast iron class 20B. Weight 90 lbs.
2. Size: 1 foot 9-1/2 inches by 1 foot 9-1/2 inches (546 by 546 mm).
3. Carrying handles: built in with a center carrying hook for base transporter.
4. Toeboard receptacles: two, built in.
5. Capacity: Four railing sections and be able to accommodate adapter to support three or four intersecting rails on the same base.
6. Holes: Holes for permanent mounting and round holes for pins securing base to rail.
7. Bottom of base must have a concave recess no less than 125 sq. inches (806 sq.cm) to reduce rocking on uneven surfaces.
8. Base plate must provide no less than 5 inches (127 mm) of leading edge substrate contact as concentrated load is applied to base.
9. Four rubber pads with 26 sq. inches each of surface contact shall be applied to bottom of base plates when systems are to be used for smooth or slick surfaces for skid resistance.
10. Finish: Epoxy powder coated safety yellow.
C. Securing Pins.
1. Material: 1038H cold rolled steel.
2. Lock: Klick-pin.

PART 3 EXECUTION

3.1 EXAMINATION
A. Do not begin installation until substrates have been properly prepared.
B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION
A. Clean surfaces thoroughly prior to installation.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION
A. Install in accordance with manufacturer's instructions.
B. Before installation, inspect all parts to insure no damaged parts are used.
C. Railing must be secured to base with securing pins.
D. Where there is a danger of falling materials onto someone below insert a wood 2 x 4 Board into the toeboard bracket on the base plate and secure with securing pins to base. Optional steel toeboards may be used from manufacturer.
E. Use a Railguard 200 outrigger at any interruption in continuous railing sections. Outrigger assembly consists of a 5 foot railing (1.52 m) with base plate pinned to railing and placed 90 degrees away from danger side of continuous railing.
F. PROTECTION
G. Protect installed products until completion of project.
H. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

DIVISION 6 - WOOD

ROUGH CARPENTRY - 06100

A. Rough carpentry: Provide wood grounds, nailers & blocking where indicated and required. Use fastening methods which will insure the greatest strength for the condition indicated. Wood shall be as follows:

1. Moisture content: 19% maximum
2. Grade: standard grade light framing size lumber of any species or board size lumber as required. No. 3 common or standard grade per wclb or wwpa rules or no. 3 boards per spib rules.
3. Provide fire retardant treated wood where required by local code requirements and where indicated. Comply with awpa c20.
4. Preservative-treated wood: Where indicated, and for use as wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and concealed members in contact with masonry or concrete. Comply with awpa c2, with 0.25 lbs./cubic foot minimum retention.

SHEATHING - 06160

PART 1 - GENERAL

1.1 SUMMARY
A. Section Includes:
1. Wall sheathing.
2. Roof sheathing.
3. Parapet sheathing.
4. Sheathing joint and penetration treatment.

1.2 ACTION SUBMITTALS
A. Product Data: For each type of process and factory-fabricated product.

1.3 INFORMATIONAL SUBMITTALS
A. Evaluation Reports: For the following, from ICC-ES:
5. Fire-retardant-treated plywood.

PART 2 - PRODUCTS

2.1 FIRE-RETARDANT-TREATED PLYWOOD
A. General: Where fire-retardant-treated materials are indicated, use materials complying with requirements in this article that are acceptable to authorities having jurisdiction and with fire-test-response characteristics specified as determined by testing identical products per test method indicated by a qualified testing agency.
B. Fire-Retardant-Treated Plywood by Pressure Process: Products with a flame-spread index of 25 or less when tested according to ASTM E 84, and with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than 10.5 feet beyond the centerline of the burners at any time during the test.
6. Exterior Type: Treated materials shall comply with requirements specified above for fire-retardant-treated plywood by pressure process after being subjected to accelerated weathering according to ASTM D 2898. Use for exterior locations and where indicated.
C. Kiln-dry material after treatment to a maximum moisture content of 15 percent.
D. Identify fire-retardant-treated plywood with appropriate classification marking of qualified testing agency.
E. Application: Treat all plywood unless otherwise indicated.

2.2 WALL SHEATHING
F. Plywood Sheathing: Exterior, Structural I sheathing.
G. Glass Mat Gypsum Sheathing: ASTM C 1177.
1. Provide products from one of the following manufacturers:
a. USG Corporation
b. National Gypsum Company
c. Georgia - Pacific Corporation
2. Type and Thickness: as indicated on drawings.
H. Cementitious Backer Units: ASTM C 1325, Type A.
1. Provide products from one of the following manufacturers:
a. USG Corporation
b. Or approved equal
2. Thickness: As indicated.

2.3 ROOF SHEATHING
I. Plywood Sheathing: Exterior, Structural I sheathing.

2.4 PARAPET SHEATHING
J. Plywood Sheathing: Exterior, Structural I sheathing.

SHEATHING - 06160 - CONTINUED

2.5 FASTENERS
A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
1. For roof parapet and wall sheathing, provide fasteners with hot-dip zinc coating complying with ASTM A 153 .

2.6 SHEATHING JOINT-AND-PENETRATION TREATMENT MATERIALS
B. Sealant for Glass-Mat Gypsum Sheathing: Silicone emulsion sealant complying with ASTM C 834, compatible with sheathing tape and sheathing and recommended by tape and sheathing manufacturers for use with glass-fiber sheathing tape and for covering exposed fasteners.
2. Sheathing Tape: Self-adhering glass-fiber tape, minimum 2 inches wide, 10 by 10 or 10 by 20 threads/inch, of type recommended by sheathing and tape manufacturers for use with silicone emulsion sealant in sealing joints in glass-mat gypsum sheathing and with a history of successful in-service use.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL
A. Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement. Arrange joints so that pieces do not span between fewer than three support members.
B. Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction unless otherwise indicated.
C. Securely attach to substrate by fastening as indicated, complying with the following:
3. Table 2304.9.1, "Fastening Schedule," in the ICC's International Building Code.
4. ICC-ES evaluation report for fastener.
D. Coordinate wall parapet and roof sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly.
E. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.

3.2 WOOD STRUCTURAL PANEL INSTALLATION
A. General: Comply with applicable recommendations in APA Form No. E30, "Engineered Wood Construction Guide," for types of structural-use panels and applications indicated.
B. Fastening Methods: Fasten panels as indicated below:
1. Wall and Roof Sheathing:
c. Screw to cold-formed metal framing.
d. Space panels 1/8 inch apart at edges and ends.

3.3 GLASS MAT GYPSUM SHEATHING INSTALLATION
A. Comply with GA-253 and with manufacturer's written instructions.
1. Fasten gypsum sheathing to cold-formed metal framing with screws.
2. Install panels with a 3/8-inch gap where non-load-bearing construction abuts structural elements.
3. Install panels with a 1/4-inch gap where they abut masonry or similar materials that might retain moisture, to prevent wicking.
B. Seal sheathing joints according to sheathing manufacturer's written instructions.
4. Apply elastomeric sealant to joints and fasteners and trowel flat. Apply sufficient amount of sealant to completely cover joints and fasteners after troweling. Seal other penetrations and openings.
5. Apply glass-fiber sheathing tape to glass-mat gypsum sheathing joints and apply and trowel sealant to embed entire face of tape in sealant. Apply sealant to exposed fasteners with a trowel so fasteners are completely covered. Seal other penetrations and openings.

3.4 CEMENTITIOUS BACKER UNIT INSTALLATION
A. Install panels and treat joints according to ANSI A108.11 and manufacturer's written instructions for type of application indicated.

END OF SECTION 061600

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

SECTION 07210 - BUILDING INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Vinyl or PSK faced batt thermal insulation at underside of roof.
B. Fiberglass Batt thermal insulation in exterior wall assembly.
1. Unfaced
2. Kraft faced
3. Foil faced
4. FSK faced
C. Fiberglass Board [4'x8'] thermal insulation in exterior wall assembly - Ci.
1. Unfaced
2. Kraft faced
3. FSK faced
D. Extruded Polystyrene [XPS] thermal insulation at foundations and slab locations indicated on drawings.

1.02 ENVIRONMENTAL REQUIREMENTS
A. Install insulation adhesives in accordance with manufacturer's instructions.

1.03 SUBMITTALS
A. Submit shop drawings indicating location and installation of underside of roof, wall, perimeter foundation and slab insulation. Submit samples and product data including testing agency information on all products.

1.04 CLIMATE ZONES
A. Selection of thermal insulation product types are based on the requirements of the various climate zones, and associated vapor permeance.

PART 2 PRODUCTS

2.01 INSULATION MATERIALS - CLIMATE ZONE 1 & 2

A. Underside of roof Fiberglass Batt Insulation per ASTM C665.
1. Vinyl or PSK faced - Class I vapor retarder per ASTM E96 - Less than 0.1 perms.
2. Flame Spread 25, Smoke Developed 50 per ASTM E84
B. Wall Fiberglass Batt Insulation per ASTM C665.
1. Unfaced - Class III vapor retarder per ASTM E96 - greater than 1.0 perms.
2. Flame Spread 10, Smoke Developed 10 per ASTM E84
C. Wall Fiberglass Board [4'x8'] Insulation: ASTM C612. When used as Ci - continuous insulation in conjunction with batt insulation.
1. Unfaced - permeable - greater than 10 perms per ASTM E96
2. Flame Spread 25, Smoke Developed 25 per ASTM E84.
D. Foundation and slab insulation: Not Used.

2.02 INSULATION MATERIALS - CLIMATE ZONE 3 & 4 [other than Marine 4]

A. Underside of roof Fiberglass Batt Insulation per ASTM C665.
1. Vinyl or PSK faced - Class I vapor retarder per ASTM E96 - Less than 0.1 perms.
B. Wall Fiberglass Batt Insulation per ASTM C665.
1. Unfaced, Kraft faced or Foil faced - Class II or III vapor retarder per ASTM E96 - greater than 0.1 perms.
2. Flame Spread 10, Smoke Developed 10 per ASTM E84 - unfaced.
3. Kraft faced batt insulation must be protected with approved covering, i.e. Gypsum Board.
4. Flame Spread 75, Smoke Developed 150 per ASTM E84 - Foil faced.
C. Wall Fiberglass Board [4'x8'] Insulation: ASTM C612. When used as Ci - continuous insulation in conjunction with batt insulation.
1. Unfaced - permeable - greater than 10 perms per ASTM E96
2. Flame Spread 25, Smoke Developed 25 per ASTM E84.
D. Foundation and slab insulation as indicated on drawings.
1. Extruded Polystyrene [XPS] thermal insulation - Type IV - 25 psi compressive resistance.

SECTION 07210 - BUILDING INSULATION - CONTINUED

2.03 INSULATION MATERIALS - CLIMATE ZONE 5, 6, 7, 8 and Marine 4

A. Underside of roof Fiberglass Batt Insulation per ASTM C665.
1. Vinyl or PSK faced - Class I vapor retarder per ASTM E96 - Less than 0.1 perms.
B. Wall Fiberglass Batt Insulation per ASTM C665.
1. Kraft faced, Foil faced or FSK - Class I or II vapor retarder per ASTM E96 - less than or equal to 1.0 perm. [Avoid Class I vapor retarder in Climate Zone 5 & 6 and Marine 4]
2. Flame Spread 10, Smoke Developed 10 per ASTM E84 - unfaced.
3. Kraft faced batt insulation must be protected with approved covering, i.e. Gypsum Board.
4. Flame Spread 75, Smoke Developed 150 per ASTM E84 - Class II Vapor retarder Foil faced.
5. or Flame Spread 25, Smoke Developed 50 per ASTM E84 - Class I Vapor retarder FSK. Not for use in Climate Zone 5 &6 and Marine 4
C. Wall Fiberglass Board [4'x8'] Insulation: ASTM C612.
1. Unfaced - permeable - greater than 10 perms per ASTM E96 when used as Ci - continuous insulation with batt insulation. When used alone then FSK is permitted but not in Climate Zone 5 &6 and Marine 4.
2. Flame Spread 25, Smoke Developed 25 per ASTM E84.
D. Foundation and slab insulation as indicated on drawings.
1. Extruded Polystyrene [XPS] thermal insulation - Type IV - 25 psi compressive resistance.

2.04 APPROVED MANUFACTURERS

A. Fiberglass Batts and Board Insulation:
1. Owens Corning
2. Johns Manville [Fiberglass board = IS 300 UF - 4'x8']
3. or approved equal
B. Extruded Polystyrene - XPS
1. Owens Corning - Foamular
2. Dupont - Stroofoam XPS
3. or approved equal

PART 3 EXECUTION

3.01 EXAMINATION AND PREPARATION
A. Verify that substrate and adjacent materials are dry and ready to receive insulation.

3.02 INSTALLATION - BATT INSULATION

A. Install Batt insulation in accordance with insulation manufacturer's instructions.
B. Install in exterior walls to underside of roof without gaps or voids.
C. Install at underside of roof without gaps or voids.
D. Fit insulation tight in spaces. Leave no gaps or voids.
E. Attach flanges of facing to framing members, where applicable.

3.03 INSTALLATION - BOARD INSUL

SECTION 07240 - EIFS

EXTERIOR INSULATION AND FINISH SYSTEMS

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Class PB water managed system for walls and soffits.

1.02 RELATED SECTIONS

A. Section 07900 – Joint Sealants: Sealing of joints in system with elastomeric joint sealants.
B. Section 06160 – Sheathing.

1.03 REFERENCES

A. ASTM B117 – Standard Method of Salt Spray (Fog) Testing.
B. ASTM C150 – Standard Specification for Portland Cement.
C. ASTM C578 – Standard Specification for Preformed Cellular Polystyrene Thermal Insulation.
D. ASTM D968 – Standard Test Method for Abrasion Resistance of Organic Coatings by Falling Abrasive.
E. ASTM D2247 – Standard Method for Testing Water Resistance of Coatings in 100% Relative Humidity.
F. ASTM E84 – Standard Test Method for Surface Burning Characteristics of Building Materials.
G. ASTM E96 – Standard Test Method for Water Vapor Transmission: (Method B).
H. ASTM E330 – Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
I. ASTM E331 – Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
J. ASTM G23 – Standard Practice for Operating Light and Water Exposure Apparatus (Carbon–Arc Type) for Exposure of Non–metallic Materials.
K. EIMA 101.86 – Standard Test Method for Resistance of EIFS to Effects of Rapid Deformation (Impact); EIFS Industry Members Association.
L. Mil. Std. 810 B – Mildew Resistance. (Method 508).

1.04 DEFINITIONS

A. Exterior insulation and finish systems refer to exterior assemblies composed of an inner layer of board insulation and an outer layer composed of a glass–fiber–mesh–reinforced base coat applied directly to board insulation and a textured protective finish coat. These assemblies are applied to supporting substrates of construction indicated.

B. Designations PB for class of exterior insulation and finish systems specified in this Section are based on the classification developed by the EIFS Industry Members Association (EIMA).

1.05 PB SYSTEM DESCRIPTION

A. Physical Properties of Class PB: Provide exterior insulation and finish systems whose physical properties and structural performance comply with the following requirements when tested per methods referenced.

1. Accelerated Weathering Characteristics: Samples of size suitable for test equipment and consisting of 1 inch (25.4 mm) thick exterior insulation system mounted on 1/2 inch (12.7 mm) thick gypsum board, cured for 28 days, shows no evidence of cracking, flaking, or deleterious effects after testing for 2,000 hours per Method 1 of ASTM G 23.
2. Water Penetration: Sample, consisting of 1–inch (25.4 mm) thick exterior insulation and finish system mounted on 1/2 inch (12.7 mm) thick gypsum board, cured for 28 days, shows no water penetration into the plane of the innermost face of the test specimen under 2.86 psf (137 Pa) of air pressure difference across the specimen during a 15–minute test period when tested per ASTM E 331].
3. Water Resistance: Sample, consisting of 1 inch (25.4 mm) thick exterior insulation and finish system mounted on 1/2 inch (12.7 mm) thick board, cured for 28 days, shows no deleterious effects after testing for 14 days per ASTM D 2247.
4. Salt–Spray Resistance: Sample, consisting of 1 inch (25.4 mm) thick exterior insulation and finish system mounted on 1/2 inch (12.7 mm) thick gypsum board, cured for 28 days, shows no deleterious effects after testing for 300 cycles per ASTM B 117.
5. Absorption–Freeze Resistance: Three samples, 4 by 8 by 1 inch (101.6 by 203.2 by 25.4 mm) in size, consisting of exterior insulation and finish system coated on all sides with base and finish coats including reinforcing fabric, cured for 28 days, show no visible change when subjected to 4 days' underwater soak followed by 60 cycles of alternating exposure for 2 hours to minus 10EC and 2 hours to plus 20EC.
6. Mildew Resistance: Sample, consisting of finish coat applied to 2 by 2 inch (50.8 by 50.8 mm) clean glass substrate, cured for 28 days, shows no mildew growth when tested per MIL Standard 810C, Method 508.
7. Abrasion Resistance: Sample, consisting of 1 inch (25.4 mm) thick exterior insulation and finish system mounted on 1/2 inch (12.7 mm) thick gypsum board, cured for a minimum of 28 days, shows no evidence of cracking, checking, or loss of film integrity after exposure to 500 liters of sand when tested per ASTM D 968, Method A.
8. Impact Resistance: Sample, consisting of 1 inch (25.4 mm) thick exterior insulation and finish system when constructed, conditioned, and tested per EIMA 101.86, produces the following impact classification and range:
   a. Standard Impact Resistance (modified): 20–49 inch–lb.
9. Negative Wind Load Performance: Sample assembly, 48 by 48 inches (1220 by 1220 mm) in size, consisting of studs, sheathing, and 1 inch (25.4 mm) thick exterior insulation and finish system, shows capability to withstand wind loads indicated when tested per ASTM E 330.

B. Project Design Criteria: Install system to withstand the effects of normal thermal movement, gravity loads, and the following loads and stresses within the limits and under the conditions indicated:

1. Normal thermal movement is defined as that resulting from the following maximum change (range) in ambient temperature. Base design calculations on actual surface temperatures of materials due to both solar heat gain and nighttime sky heat loss.
   a. Temperature Change (Range): 100°F (56°C).
2. Wind Loads: Uniform pressure (velocity pressure) of 30 lbf per sq. ft. (1280 Pa), acting inwards or outwards.
3. Deflection: Limit deflection of framing members to less than 1/240 of the span of the member.

1.06 SUBMITTALS

A. General: Submit in accordance with Section 01300.

B. Product Data: Each component of exterior insulation and finish systems specified.

C. Samples: 24 inch (600 mm) square panels for each finish, color, texture, and pattern specified.

D. Certificates: Submit installer certificates signed by manufacturer certifying that installers comply with requirements under the "Quality Assurance" Article.

1.07 QUALITY ASSURANCE

A. Installer Qualifications: Engage a company specializing in performing the Work of this section with minimum 5 years experience.
B. Fire–Test–Response Characteristics: Provide materials and construction that are identical to those tested with the following fire–test–response characteristics, as determined by testing per ASTM test method indicated below, by UL or other testing and inspecting agencies acceptable to authorities having jurisdiction. Identify products with appropriate markings of applicable testing and inspecting agency.
   1. Flame Spread of Insulation Board and Finish Coats: 25 or less when tested individually per ASTM E 84.
   2. Smoke Developed of Insulation Board and Finish Coats: 450 or less when tested individually per ASTM E 84.
C. Single–Source Responsibility: Obtain materials for system from one source and by a single manufacturer or by manufacturers approved by the system manufacturer as compatible with other system components.

SECTION 07240 - Continued:

1.08 DELIVERY, STORAGE, AND HANDLING

A. Deliver products in original, unopened packages with manufacturer's labels identifying products legible and intact.

B. Store materials inside and under cover; keep them dry and protected from the weather, direct sunlight, surface contamination, aging, corrosion, damaging temperatures, damage from construction traffic, and other causes.
   1. Stack insulation board flat and off the ground.

1.09 PROJECT CONDITIONS

A. Environmental Conditions: Do not install system when ambient outdoor air and substrate temperatures are 40°F (4°C) and falling unless temporary protection and heat are provided to maintain ambient temperatures above 40°F (4°C) during installation of wet materials and until they have dried thoroughly and become weather resistant, but for not less than 48 hours after installation.

B. Install only as much EPS as can be covered with a layer of base coat in a single working day, or prior to the expected start of inclement weather on that day.

1.10 COORDINATION AND SCHEDULING

A. Coordinate installation of system with related units of Work specified in other Sections to ensure that wall assemblies, including flashing, trim, and joint sealers, are protected against damage from the effects of weather, age, corrosion, and other causes.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Manufacturers: Subject to compliance with specified requirements, provide Class PB system by one of the following:
   1. Basis of Design: Outsulation: Dryvit Systems, Inc. (in areas against cmu walls only). Outsulation Plus MD System: Dryvit Systems, Inc.
   2. Senergy, Inc. (water managed)
   3. STO Industries. (water managed)

B. System Description:
   1. The Dryvit Outsulation Plus MD System is an Exterior Insulation and Finish System (EIFS) with Moisture Drainage; consisting of:

a. A fluid–applied air/water–resistive barrier
b. Adhesive – installed in vertical ribbons to facilitate egress of incidental moisture
c. Expanded Polystyrene (EPS) insulation board
d. Base Coat
e. Reinforcing Mesh
f. Finish Coat

C. Materials:
   1. Air and Water–Resistive Barrier:

a. Dryvit Backstop® NT™ fluid–applied non–cementitious air and water–resistive barrier

2.02 MATERIALS

A. Compatibility: Provide board insulation, reinforcing fabric, base and finish coat materials, mechanical anchors, and accessories that are compatible with one another and approved for use by system manufacturer.

B. Provide Color and Texture of Protective Coating to Comply with the Following Requirements: Provide colors indicated, or if not indicate, selections from manufacturer's full range of colors and textures for type of finish coat indicated.

C. Molded Polystyrene Board Insulation (PB): ASTM C 578 for Type I. Thickness, as indicated.

D. Reinforcing Fabric: Balanced, alkali–resistant open–weave glass– fiber fabric treated for compatibility with other system materials, made from continuous multiend strands, meeting the following minimum requirements:
   1. Reinforcing fabric: 5.5 oz./sq. yd.(186 g/sq. m), 150lbs/in.
   2. Strip reinforcing fabric: 4.3 oz./sq. yd.(146 g/sq. m), 150lbs/in.

E. Base Coat Materials and Adhesive for Application of Insulation: System manufacturer's standard formulation designed for indicated use, compatible with substrate, and complying with the following requirements:
   1. Job–mixed formulation of portland cement complying with ASTM C 150, Type I, and manufacturer's standard polymer–based adhesive.

F. Finish Coat Materials: System manufacturer's standard mixture complying with the following requirements for material composition and method of compounding materials:
   1. Factory–mixed formulation of polymer emulsion binder, colorfast mineral pigments, sound stone particles, and fillers. Aesthetic Effect: Sand finish.

G. Mechanical Fasteners: System manufacturer's standard corrosion–resistant fastener assemblies, complete with system manufacturer's standard washer attachments, selected for properties of pullout, tensile, and shear strength required to resist design loads of application indicated, capable of pulling fastener head below surface of insulation board.

2.03 ELASTOMERIC SEALANTS

A. Sealant Product: Provide system manufacturer's recommended chemically curing, elastomeric sealant that is compatible with joint fillers, joint substrates, and other related materials, and complies with requirements of Section 07900 – Joint Sealants for products corresponding to description indicated below.
   1. Multipart nonsag urethane sealant, Type 2.

B. Sealant Color: Provide color of exposed sealants to comply with the following requirement:
   1. Provide custom color to match finish coat.

2.04 MIXING

A. General: Comply with system manufacturer's requirements for combining and mixing materials. Do not introduce admixtures, water, or other materials except as approved by system manufacturer. Mix materials in clean containers. Use materials within time period specified by system manufacturer or Glacard.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Examine substrates, with Installer present, to determine if they are in satisfactory condition for installation of system. Do not proceed with installation of system until unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Protect contiguous work from moisture deterioration and soiling resulting from application of systems. Provide temporary covering and other protection needed to prevent spattering of exterior finish coatings on other work.

B. Protect system, substrates, and construction behind them from inclement weather during installation. Prevent infiltration of moisture behind system and deterioration of substrates.

3.03 INSTALLATION

A. Comply with manufacturer's current published instructions for installation of system as applicable to each type of substrate indicated.

B. Adhesively and mechanically attach insulation to comply with the following requirements:
   1. Apply adhesive to insulation by the notched trowel method in a manner that results in adhesive coating the entire surface of gypsum sheathing once insulation is adhered to the sheathing, unless system manufacturer's instructions specify the use of primer–sealer in combination with the ribbon and dab method.
   2. In addition to adhesive, mechanically attach insulation for walls and soffits at the rate of one fastener for every 4 square feet of board.
   3. Allow adhered insulation to remain undisturbed for period prescribed by system manufacturer, but not less than 24 hours, prior to beginning rasping and sanding insulation or application of base coat and reinforcing fabric.
   4. Abut boards tightly at joints within and between each course to produce flush, continuously even surfaces without gaps or raised edges between insulation boards. If gaps occur, fill with insulation cut to fit gaps exactly; insert without use of adhesive.
   5. Cut insulation to fit openings, corners, and projections precisely and to produce edges and shapes conforming to details indicated.
   6. Rasp or sand flush entire surface of insulation to remove irregularities projecting more than 1/32 inch (0.8 mm) from surface of insulation and to remove yellowed areas due to sun exposure; do not create depressions deeper than 1/16 inch (1.6 mm).
   7. Cut grooves, rabbets, and other features in outside face of insulation with high–speed router and bit configured to produce grooves, rabbets, and other features that conform accurately to profiles and locations indicated. Do not reduce insulation thickness of features to less than 3/4 inch (19 mm).
   8. Interrupt insulation where expansion joints are indicated in substrates behind exterior insulation and finish systems.
   9. Make gaps wide enough to produce joint widths indicated after encapsulation of joint substrate with base coat, reinforcing fabric, and finish coat.
   10. Treat exposed edges of insulation board, including those forming substrates of sealed joints within system or between system and other work, by encapsulating with base coat, reinforcing fabric, and finish coat, unless otherwise indicated.

      a. Install casing bead at edges forming substrates of sealed joints between system and other work.

C. Apply base coat to exposed surfaces of insulation in minimum thickness specified by system manufacturer.

D. Embed reinforcing fabric of type indicated below in wet base coat to produce wrinkle–free installation with fabric continuous or lapped at corners and lapped or otherwise treated at joints to comply with system manufacturer's requirements. Completely embed fabric, applying additional base coat material if necessary, so that reinforcing fabric pattern is not visible.

E. Additional Reinforcing Fabric: Apply strip reinforcing fabric around openings extending 8 inches (100 mm) beyond perimeter. Apply additional 8 by 16 inch (200 by 400 mm) strip reinforcing fabric diagonally at corners of openings (re–entrant corners). Apply 8–inch– (200–mm–) wide strip reinforcing at both inside and outside corners unless base layer of fabric is lapped at least 4 inches (100 mm) on each side of corners.
   1. At decorative grooves (false joints), apply strip reinforcing at least 8 inches (200 mm) wide.
   2. Embed strip reinforcing fabric in base coat before applying first layer of reinforcing fabric.

F. Apply finish coat over dry base coat in thickness required by system manufacturer to produce a uniform finish of texture and color matching approved sample.

SECTION 07240 - Continued:

G. Install Expansion Joints at Locations Indicated and as Follows: Form joints for sealant application by leaving gaps between adjoining insulation edges as well as between insulation edges and dissimilar adjoining surfaces. Make gaps wide enough to produce joint widths indicated after encapsulation of joint substrates with base coat, reinforcing fabric, and finish coat.

3.04 INSTALLATION OF JOINT SEALANTS

A. Prepare joints and apply sealants, of type and at locations indicated, to comply with applicable requirements of Division 7 Section "Joint Sealants" and with EIMA "Joint Sealant Specifications for Exterior Insulation and Finish Systems (EIFS) Class PB."
   1. Clean surfaces to receive sealants to comply with indicated requirements and system manufacturer's recommendations.
   2. Apply primer recommended by sealant manufacturer for surfaces to be sealed.
   3. Install sealant backing to control depth and configuration of sealant joint and to prevent sealant from adhering to back of joint.
   4. Apply masking tape to protect areas adjacent to sealant joints. Remove tape immediately after tooling joints without disturbing joint seal.
   5. Recess sealant sufficiently from surface of system so that an additional sealant application, including backing rod, can be installed without protruding beyond the system surface.

3.05 CLEANING AND PROTECTION

A. Remove temporary covering and protection of other work. Promptly remove coating materials from surfaces outside areas indicated to receive system coatings.

B. Provide final protection and maintain conditions in a manner acceptable to Installer and system manufacturer that ensures systems being without damage or deterioration.

END OF SECTION

SECTION 07260 - VAPOR RETARDERS

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Water Vapor Emission and Alkalinity Control System
B. Related Sections:
   1. Section 03001
   2. Section 09650

1.02 SYSTEM DESCRIPTION
A. Prior to any vapor emission & alkalinity control procedures, all building envelope features which might be sensitive to dust or splashing of liquids are masked and protected. The concrete slab is then scarified to an acceptable profile. All existing cracks and joints are cleaned, treated and filled with cementitious patch. To ensure against failure from crack/joint originated moisture and reduce pattern transference to the finished flooring product. Penetrant and coating systems employ fibereal dispersive membrane to a width sufficient to span control joints.

PART 2 PRODUCTS

2.01 MANUFACTURERS

Subject to compliance with requirements, provide water vapor emission and alkalinity control system by one of the following:
   1. Floor Seal Technology
      1005 Ames Avenue
      Milpitas, CA 95035
      (800) 572–2344
   2. Approved Equal – Sub Contractor must prove, in writing, that substituted material or manufacturer meets or exceeds that of the product specified.

2.02 Materials

A. Mes & Mes–R penetrant– Mes penetrant is a voc 1 – compliant water–based modified acrylic epoxy formulation, developed to penetrate the concrete surface and mechanically restrict the pores without any dependence on concrete chemistry for successful reaction. MES does not require more than several hours of curing. Applied directly over a freshly shot–blasted concrete surface, MES penetrant ensures subsequent mechanical bonding. MES–R penetrant is formulated for compatibility with resinous flooring surfaces.

B. MES & MES–R Coating– MES coating has the same chemical formulation as MES penetrant, but with a thicker viscosity. It is used in conjunction with MES penetrant in order ensure a high tensile strength bond to the slab to suppress volume. Applied furing the tack–up phase of the previous application, the slab surface then becomes completely encapsulated. MES–R coating is formulated for compatibility with resinous flooring surfaces.

C. Fibereal & Fibereal–R Dispersive Membrane– MES Membrane is a three– component VOC–Compliant, water–based acrylic copolymer resin material with a fiber membrane carrier. A fly weave membrane is laminated to the pervious surface material, allowed to cure, and surfaced with a high density acrylic copolymer and modified–epoxy finish layer. Fibereal membrane creates a high static vapor pressure through its mechanical properties, and buffers the environmental forces that drive moisture emission. Fibereal–R if formulated for compatibility with resinous flooring surfaces.

D. MES & MES–R Membrane MES membrane is a three–component, VOC–compliant, antimicrobial, water–based, modified acrylic epoxy formulation. Developed strictly to enhance the saturation capability of the fibereal dispersive membrane system. MES membrane contains a silicated additive which provides more physical capacity to the suppressive properties of MES–Coating. In cases of high vapor emission, membranes can become critically–saturated. MES membrane allows a further layer of diffusion to avoid saturation. MES–R membrane is formulated for compatibility with resinous flooring surfaces.

E. Cementitious Surfaces– All Floor Seal Technology treatments are finished with 100% Portland–based cementitious compound for all finished floor products (expect resinous coatings). The cementitious surface finish ensures compatibility with all types of floor covering adhesives. Floor Seal Technology concrete vapor emission & alkalinity control systems provide the floor covering contractor with a cementitious surface that is ready to receive a finished floor covering with minimal surface preparation.

PART 3 EXECUTION

3.01 INSTALLATION
A. Follow manufacturer's recommended preparation and installation procedures.

END OF SECTION

SECTION 07510 - MEMBRANE ROOFING SYSTEM

Project Preparation:
Perform a pre–job meeting to determine jobsite logistics and safety requirements.
Furnish proposed construction schedule if needed.
Furnish and install temporary rooftop chute assembly for debris removal.

Safety Related:
Furnish and install proper safety equipment in accordance with manufacturer's written safety program.
Furnish and install warning lines to identified areas associated with ground related roofing activities.
Store roofing materials in accordance with good roofing practices. Material placement will be to distribute weight loads throughout the entire roof area.

Surface Preparation:
Core cuts will be performed to identify potential areas of wet insulation.
Remove and dispose of existing loose gravel/rock ballast by means of industrial roof vacuum or mechanical sweeper.
Prepare blisters, ridges, and other field imperfections as required for the proper application of the new roof system.
Remove areas identified as wet down to the structural deck and fill void with rigid insulation to level. In the area of removal, the deck will be inspected and if it is not capable of providing an acceptable substrate for the installation of the new roof it is to be replaced. Areas of removal will be approved by the Ross Construction representative.
Remove existing perimeter metal edge and dispose of debris.
Remove existing sheet metal copings and dispose of debris.
Remove existing wall flashing and counter flashing and dispose of debris.

Insulation Attachment:
All roof insulation is existing. Patch and repair roof as required. Coordinate all roof work with Ross CPM to ensure that warrantees are maintained

System Application
Furnish and install a 45mil reinforced TPO membrane. Approved manufacturers are CentiMark, Carlisle and Firestone.
Position the TPO membrane over the prepared substrate and allow the membrane sufficient time to "relax" prior to installation.
Install the new TPO membrane over the prepared surface by utilizing mechanical fasteners on 10 foot centers
Mechanical attachment of the membrane shall be done utilizing a 1"wide polymer batten bar or 2 3/8" round seam plates and FM global (FM) approved fasteners. Maximum spacing 6" on center.
The thermoplastic membrane seams will be overlapped a minimum of 5", then hot air welded together. Weld width shall be a minimum of 2" in width for hand welding. Upon completion of welding, each seam shall be probed to ensure proper securement.

HVAC, Curbed Penetrations and Other Air Handling Unit Details
Furnish and install at the base of the unit 2 3/8" round seam plates to the field membrane. Adhere a second piece of thermoplastic membrane to the curb with bonding adhesive and install prefabricated universal corners for reinforcement.

Furnish and install a 30" wide TPO protective mat at rooftop access points.

Parapet Wall Detail
Furnish and install 2 3/8" round seam plates or 1" wide polymer batten strip to the field sheet at the base of the wall. A second piece of membrane will be adhered to the wall, welded to the field sheet and a new coping.

Pipes Less than 6" in Diameter
Furnish and install new prefabricated thermoplastic pipe boot secured at the top with a stainless steel screw type clamp fully adhered to the field sheet.

Stacks Greater Than 6" in Diameter
Furnish and install a 60 mil, non–reinforced thermoplastic flashing, where applicable.

Miscellaneous Projections
Furnish and install thermoplastic flashings to the roof projections. Upon completion of welding, each seam shall be probed to ensure proper securement.

Furnish and install supports and protection pads under conduit lines, gas lines and free standing units where necessary.

Sheet Metal Accessories
Furnish and install new retrofit drain inserts into existing drains.
Furnish and install new aluminum coping, drip edge and fascia. See Section 07600
Choice of color to be selected by Owner from manufacturer's standard color chart.

Standard Operating Procedures

Employee Professionalism
All work shall be performed in a safe, professional manner in compliance with manufacturer policy.

Permits
Installer to provide the necessary permits for the project.

Nightly Tie–Ins
Depending on new roof system being installed, temporary water cut–offs are to be constructed at the end of each working day to protect the newly installed roof system and building interior.

Clean Up
All work premises will be cleaned daily during the construction process and at the completion of the project.

Job Acceptance and Punch List
Conduct a post job walk through for final sign–off of our job completion form

Warranty
Upon purchase of the roofing system, you become entitled to receive the benefits of single source responsibility through the manufacturers comprehensive written warranty. This warranty protects your roof against defects in materials or workmanship.

END OF SECTION

SECTION 07600 - SHEET METAL

Part 1General

1.01 Division of responsibilities terminology: where referenced in this section, "contractor" refers to the same entity as "landlord contractor". Refer to section 01110– summary of work for additional "division of responsibilities terminology" information.

1.02 Summary:

A. Provide sheet metal products and accessories where noted on drawings, as specified in this section, and as needed for a complete installation, including but not limited to the following:

   1. Miscellaneous sheet metal closures and accessory items.
   2. Parapet coping.

1.03 Submittal: no product submittal is required for the work of this section if provided per the construction documents. Any request for product substitution must be submitted per section 01630 – substitution.

1.04 Warranty/Closeout Documents:

A. Manufacturer's warranty: the contractor shall include the sheet metal manufacturer's standard 20 year warranty on finish durability and workmanship, in the building maintenance manuals submitted to the landlord per section 01770–closeout procedures.

Part 2 PRODUCTS

2.01 Sheet Metal Product Manufacturers:

A. "Basis of design": aluminum products by ATAS International Inc., Allentown PA (610/395–8445).
   1. Coping: ATAS Rapid–Lok engineered coping system, with accessories as detailed on the drawings; powder–coated with Kynar 500. See architectural drawings for colors.

B. Acceptable alternative: W.P. Hickman Co., Ashville, NC (800/892.9173).

C. Acceptable alternative: Peterson Aluminum – PAC – Elk Grove, IL (800/722.7150).

D. Acceptable alternative: Product substitution subject to approval per Section 01630 – Substitution

2.02 Sheet Metal Requirements:

A. Sheet Metal Coping: pre–finished aluminum PVDF; 12'–0" lengths with splice plates. Provide concealed anchors that resist wind uplift and permit expansion and contraction with temperature changes. Engineered to meet the ANSI/SPRI, ES–1 standard for "coping wind design guide for edge systems used with low slope roofing systems".

B. Coping corners shall be 45 degree shop–mitered and heliarc welded. Field fabricated coping corners with sealant applied at non–welded mitered meeting joints is not permitted.

C. Atas Embedded Fascia w/ the same basis of design as the coping.
D. Atas Rapid–Lok Fascia w/ the same basis of design as the coping.

E. Sheet metal accessories: exposed sheet metal accessories shall be the same material and finish as the coping. All welds shall be ground and shop painted to match the field color. Provide expansion joints at 20' to 30' intervals to prevent thermal movement distortion.

Description	thickness
Coping Cap	.050"
Cleat	20 GA
Splice Plates	.050"
Rainwater Conductors	.040"
Flashing	.040"
Closure (exposed)	.040"
Drip Edges	.040"
Fascia	.050"

F. Downspouts: fabricate downspouts complete with mitered elbows. Furnish with metal hangers, from same material as downspouts, and anchors.
   1. Material: .040 pre–finished aluminum.

2.03 Other Accessory Coping Items:

A. Anchor cleats: provide stainless steel or aluminum, designed to allow for expansion and contraction of the adjacent construction.

B. Exposed fasteners: aluminum or stainless steel, with separate washers with hot bonded neoprene faces; stainless steel for wood connection.

C. Sealant or non–curing, non–skinning butyl, polyisobutylene tape: provide between surfaces during assembly with a minimum amount exposed on the completed installation.

D. Coping underlayment: run roof membrane up and under coping / fascia and down face to cover wood blocking

Part 3 Execution

3.01 Surface conditions: the contractor shall examine the areas and conditions under which work of this section will be provided, shall correct conditions detrimental to the timely and proper completion of the work, and shall not proceed until unsatisfactory conditions are needed.

3.02 Installation: Attachments and joints shall allow for expansion/contraction from temperature changes without distortion or elongation of fastener holes. Flashing shall be installed per AA, NRCA, and SMACNA Architectural Sheet Metal Manuals.

3.03 Rainwater conductors drainage: rainwater conductors shall tie to subsurface storm drainage system or shall terminate at finish grade and discharge onto precast concrete splashblocks as detailed on the drawings.

End of Section

SECTION 07720 - ROOF HATCH

PART ONE – GENERAL

1.01 SUMMARY
A Work included: Furnishing and installing factory fabricated roof hatches
B Related Work: 05500 Misc. Metal Fabrications
06100 Rough Carpentry
07600 Sheet Metal Fabrications
07900 Sealants

1.02 REFERENCES
A. American Society for Testing and Materials (ASTM), 100 Bar Harbor Drive, West Conshocken, PA 19428–2959; (610) 832–9585, fax (610) 832–9555
1. ASTM A 36–93a: Standard Specification for Structural Steel

1.03 SUBMITTALS
A. Product Data: Provide manufacturer's product data for all materials in this specification.
B. Shop Drawings: Show profiles, accessories, location, and dimensions.
C. Samples: Manufacturer to provide upon request; sized to represent material adequately.
D. Contract Closeout: Roof hatch manufacturer shall provide the manufacturer's Warranty prior to the contract closeout.

1.04 PRODUCT HANDLING
A. All materials shall be delivered in manufacturer's original packaging.
B. Store materials in a dry, protected, well–vented area. The contractor shall thoroughly inspect product upon receipt and report damaged material immediately to delivering carrier and note such damage on the carrier's freight bill of lading.
C. Remove protective wrapping immediately after installation [if applicable].

1.05 SUBSTITUTIONS
A. Proposals for substitution products shall be accepted only from bidding contractors and not less than (10) working days before bid due date. Contractor guarantees that proposed substitution shall meet the performance and quality standards of this specification.

1.06 JOB CONDITIONS
A. Verify that other trades with related work are complete before installing roof hatch(s).
B. Mounting surfaces shall be straight and secure; substrates shall be of proper width.
C. Refer to the construction documents, shop drawings, and manufacturer's installation instructions.
D. Coordinate installation with roof membrane and roof insulation manufacturer's instructions before starting.
E. Observe all appropriate OSHA safety guidelines for this work.

1.07 WARRANTY/GUARANTEE
A. Manufacturer's standard warranty: Materials shall be free of defects in material and workmanship for a period of five years from the date of purchase. Should a part fail to function in normal use within this period, manufacturer shall furnish a new part at no charge. Electrical motors, special finishes, and other special equipment (if applicable) shall be warranted separately by the manufacturers of those products.

END OF SECTION

II. PART TWO – PRODUCTS

2.01 MANUFACTURER
A. The BILCO Company, P.O. Box 1203, New Haven, CT 06505,
1–203–934–6363, Fax: 1–203–937–8479, Web: www.bilco.com

2.02 ROOF HATCH
A. Furnish and install where indicated on plans metal roof hatch Type S, size width: 30" (914mm) x length: 2'6" (762mm). Length denotes hinge side. The roof hatch shall be single leaf. The roof hatch shall be pre–assembled from the manufacturer.
B. Performance characteristics:
1. Cover shall be reinforced to support a minimum live load of 40 psf (195kg/m2) with a maximum deflection of 1/150th of the span or 20 psf wind uplift.
2. Operation of the cover shall be smooth and easy with controlled operation throughout the entire arc of opening and closing.
3. Operation of the cover shall not be affected by temperature.
4. Entire hatch shall be weathertight with fully welded corner joints on cover and curb.
C. Cover: Shall be 14 gauge paint bond G–90 galvanized steel with a 3" (76mm) beaded flange with formed reinforcing members. Cover shall have a heavy extruded EPDM rubber gasket that is bonded to the cover interior to assure a continuous seal when compressed to the top surface of the curb.
D. Cover insulation: Shall be fiberglass of 1" (25.4mm) thickness, fully covered and protected by a metal liner 22 gauge paint bond G–90 galvanized steel.
E. Curb: Shall be 12" (305mm) in height and of 14 gauge paint bond G–90 galvanized steel. The curb shall be formed with a 2–1/2" (89mm) flange with 7/16" (11.1mm) holes provided for securing to the roof deck. The curb shall be equipped with an integral metal cap flashing of the same gauge and material as the curb, fully welded at the corners, that features the Bil–Clip mounting system, including stamped tabs, 6" (153mm) on center, to be bent inward to hold single ply roofing membrane securely in place.
F. Curb insulation: Shall be rigid, high–density fiberboard of 1" (25.4mm) thickness on outside of curb.
G. Lifting mechanisms: Manufacturer shall provide compression spring operators enclosed in telescopic tubes to provide, smooth, easy, and controlled cover operation throughout the entire arc of opening and closing. The upper tube shall be the cover tube to prevent accumulation of moisture, grit, and debris inside the lower tube assembly. The lower tube shall interlock with a flanged support shoe [for aluminum construction: welded to the curb assembly; for steel construction: through bolted to the curb assembly].
H. Hardware
1. Heavy pintle hinges shall be provided
2. Cover shall be equipped with a spring latch with interior and exterior turn handles
3. Roof hatch shall be equipped with interior and exterior padlock hasps
4. The latch strike shall be a stamped component bolted to the curb assembly.
5. Cover shall automatically lock in the open position with a rigid hold open arm equipped with a 1" (25.4mm) diameter red vinyl grip handle to permit easy release for closing.
6. Compression spring tubes shall be an anti–corrosive composite material and all other hardware shall be zinc plated and chromate sealed. Springs shall have an electrocoated acrylic finish for corrosion resistance.
7. Cover hardware shall be bolted into heavy gauge channel reinforcing welded to the underside of the cover and concealed within the insulation space.
I. Finishes: Factory finish shall be alkyd based red oxide primed steel.

III. PART THREE – EXECUTION

3.01 INSPECTION
A. Verify that roof hatch installation will not disrupt other trades. Verify that the substrate is dry, clean, and free of foreign matter. Report and correct defects prior to any installation.

3.02 INSTALLATION
A. Submit product design drawings for review and approval to the architect or specifier before fabrication.
B. The installer shall check as–built conditions and verify the manufacturer's roof hatch details for accuracy to fit the application prior to fabrication. The installer shall comply with the roof hatch Manufacturer's installation instructions.
C. The installer shall furnish mechanical fasteners consistent with the roof requirements.

END OF SECTION

SECTION 07723 - ROOF HATCH RAIL SYSTEM

PART 1 – GENERAL

1.1 SUMMARY
A. Work Included: Provide factory–fabricated fixed hatch railing system.

1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data.
B. Shop Drawings: Submit shop drawings including profiles, accessories, location, adjacent construction interface, and dimensions.
C. Warranty: Submit executed copy of manufacturer's standard warranty.

1.3 QUALITY ASSURANCE
A. Manufacturer: A minimum of 5 years experience manufacturing similar products.
B. Installer: A minimum of 2 years experience installing similar products.
C. Manufacturer's Quality System: Registered to ISO 9001:2008 Quality Standards including in–house engineering for product design activities.

1.4 DELIVERY, STORAGE AND HANDLING
A. Deliver products in manufacturer's original packaging. Store materials in a dry, protected, well–vented area. Inspect product upon receipt and report damaged material immediately to delivering carrier and note such damage on the carrier's freight bill of lading.

1.5 WARRANTY
A. Manufacturer's Warranty: Provide manufacturer's standard warranty. Materials shall be free of defects in material and workmanship for a period of five years from the date of purchase. Should a part fail to function in normal use within this period, manufacturer shall furnish a new part at no charge.

SECTION 07233 - CONTINUED

PART 2 – PRODUCTS

2.1 MANUFACTURER
A. Basis–of–Design Manufacturer: Type Bil–Guard® 2.0 Roof Hatch Railing System by The BILCO Company, P.O. Box 1203, New Haven, CT 06505, 800–366–6530, Fax: 1–203–535–1582, Web: www.bilco.com.

2.2 HATCH RAIL SYSTEM
A. Furnish and install where indicated on plans hatch rail system Model RL2–S. The hatch rail system shall be field assembled and installed (by others) per the manufacturer's instructions.
B. Performance characteristics:
1. High visibility safety yellow powder coat paint finish.
2. Hatch rail system shall attach to the capflashing of the roof hatch and shall not penetrate any roofing material.
3. Hatch rail system shall satisfy the requirements of OSHA 29 CFR 1910.23 and shall meet OSHA strength requirements with a factor of safety of two.
4. Corrosion resistant construction with a five–year warranty.
5. Hinged gate shall [be provided on one side] [on two sides] of hatch.
6. Self–closing gate [and] [or] [self–locking gate] shall be provided with hatch rail system.
C. Posts and Rails: 1–1/4" (32mm) 6061 T6 schedule 40 aluminum pipe
D. Hardware: Mounting brackets shall be 3/8" (9mm) thick extruded aluminum. Pivoting post guides with compression fittings and latching mechanism shall be cast aluminum. Self–closing hinges and all fasteners shall be type 316 stainless steel.

PART 3 – EXECUTION

3.1 EXAMINATION
A. Examine substrates and openings for compliance with requirements for installation tolerances and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION
A. Install products in strict accordance with manufacturer's instructions and approved submittals. Locate units level, plumb, and in proper alignment with adjacent work.
1. Test units for proper function and adjust until proper operation is achieved.
2. Repair finishes damaged during installation.
3. Restore finishes so no evidence remains of corrective work.

3.3 ADJUSTING AND CLEANING
A. Clean exposed surfaces using methods acceptable to the manufacturer which will not damage finish.

END OF SECTION

SECTION 07727 - ROOF HATCH LADDER SAFETY POST

PART 1 – GENERAL

1.1 SUMMARY
A. Work Included: Provide factory–fabricated ladder safety posts.

1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data.
B. Shop Drawings: Submit shop drawings including profiles, accessories, location, adjacent construction interface, and dimensions.
C. Warranty: Submit executed copy of manufacturer's standard warranty.

1.3 QUALITY ASSURANCE
A. Manufacturer: A minimum of 5 years experience manufacturing similar products.
B. Installer: A minimum of 2 years experience installing similar products.
C. Manufacturer's Quality System: Registered to ISO 9001:2008 Quality Standards including in–house engineering for product design activities.

1.4 DELIVERY, STORAGE AND HANDLING
A. Deliver products in manufacturer's original packaging. Store materials in a dry, protected, well–vented area. Inspect product upon receipt and report damaged material immediately to delivering carrier and note such damage on the carrier's freight bill of lading.

1.5 WARRANTY
A. Manufacturer's Warranty: Provide manufacturer's standard warranty. Materials shall be free of defects in material and workmanship for a period of five years from the date of purchase. Should a part fail to function in normal use within this period, manufacturer shall furnish a new part at no charge.

PART 2 – PRODUCTS

2.1 MANUFACTURER
A. Basis–of–Design Manufacturer: Type LU Ladder Safety Post by The BILCO Company, P.O. Box 1203, New Haven, CT 06505, 1–800–366–6530, Fax: 1–203–535–1582, Web: www.bilco.com. Comply with the following:

2.2 LADDER SAFETY POST

SECTION 07900 - SEALANT AND CAULKING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Preparing sealant substrate surfaces. B. Sealant and joint backing.

1.02 SYSTEM DESCRIPTION
A. System performance to achieve moisture and air tight joint seals.

1.03 QUALITY ASSURANCE
A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

1.04 ENVIRONMENTAL REQUIREMENTS
A. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

1.05 SUBMITTALS
A. Submit product data and cured samples to indicate required colors and compliance with specifications and requirements of adjacent material manufacturer's specifications, and warranty.

PART 2 PRODUCTS

2.01 PRODUCTS AND MANUFACTURERS

A. Products: Provide one of the products indicated for each type in the joint-sealant schedules at the end of Part 3.

2.02 MATERIALS, GENERAL

A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates as demonstrated by manufacturer based on testing and field experience.
B. Colors of Exposed Joint Sealants: As selected by Architect from full range of standard colors. Coordinate with submittals of adjacent materials for color match.

2.03 ACCESSORIES

A. Primer: Non-staining type, recommended by sealant manufacturer to suit application.
B. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
C. Joint Backing: ASTM D1056; round, closed cell foam rod; oversized 30 to 50 percent larger than joint width.
D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

PART 3 EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Verify that substrate surfaces and joint openings are ready to receive work.
B. Remove loose materials and foreign matter which might impair adhesion of sealant.
C. Verify that joint backing and release tapes are compatible with sealant.
D. Perform preparation in accordance with ASTM C790 for latex base sealants.

3.02 INSTALLATION

A. Clean joints in accordance with manufacturer's instructions.
B. Install sealant in accordance with manufacturer's instructions.
C. Measure joint dimensions and size materials to achieve required width/depth ratios.
D. Install joint backing to achieve a neck dimension no greater than 1/3 the joint width.
E. Install bond breaker where joint backing is not used.
F. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
G. Tool joints as required.

3.03 JOINT-SEALANT SCHEDULE, GENERAL

A. Exterior: Provide sealants for exterior joints as indicated below:
1. Vertical expansion and control joints. Sealants 8, 3.
2. Perimeters of exterior sills, jambs, and heads of windows frames, door frames, and similar openings; and where metal, wood, or other materials abut masonry, concrete, or each other. Sealants 7, 8, 3.
3. Horizontal joints in walks, concrete floors. Sealants 3, self leveling.
4. Non-load-bearing concrete block. Sealant 1.

B. Interior: Provide sealants for interior joints as indicated below:
1. Vertical expansion and control joints. Sealants 7, 8, 2, 3.
2. Horizontal expansion and control joints. Sealant 9.
3. Glass glazing, cap beads to surfaces made of a silica substance. Sealants 2, 3.
4. For sinks and sanitary surfaces. Sealant 6.

Joint sealers: Provide joint sealers in the following locations:
1. Perimeter of penetrations in the building wall.
2. Abutment of dissimilar materials
3. Acoustical sealant at base of gypsum board walls with sound attenuation insulation.

Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates.

1. Provide sealants as manufactured by tremco or architect approved equal. Comply with ASTM C-920.
a) Sealant: Two component urethane – "Tremco Dymeric 240FC."
b) Acoustical sealant: Acrylic latex, Tremco TremFlex 834.

Joint sealant backing

1. Plastic foam fillers: Closed-cell polyethylene foam
2. Bond breaker: Provide polyethylene tape or other plastic tape as recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint filler materials or joint surfaces. provide self-adhesive tape where applicable.

Primer: Provide type recommended by joint sealer manufacturer where required for adhesion of sealant to joint substrates indicated. joint substrates indicated.

Provide sealant backings of materials and type which are non-staining and are recommended by the sealant manufacturer.

Color: Sealant color shall match color of adjacent wall surface.

3.04 ELASTOMERIC JOINT-SEALANT SCHEDULE

A. Type 1 – Multicomponent Nonsag Polysulfide Sealant: ASTM C920, Type M, Grade NS, Class 25.
1. Elasto-Seal 227; Pacific Polymers
2. GC-5 Synthacalk; Pecora Corporation.
3. Two-Part Sealant; Sonneborn Building Products
4. CM-60; W.R. Meadows, Inc.

B. Type 2 – Acid-Curing Silicone Sealant: For application to nonporous surfaces. ASTM C 920, Type S, Grade NS, Class 25.
1. Chem-Calk 1200; Bostik Inc.
2. 999-A; Dow Corning.
3. Construction 1200 or Contractors SCS1000; GE Silicones.
4. 863; Pecora Corporation.
5. Tremsil 200; Tremco.

C. Type 3 – Low-Modulus Nonacid-Curing Silicone Sealant: ASTM C 920 Type S, Grade NS, Class 25.
1. Omniseal; Sonneborn Building Products.
2. 790; Dow Corning.
3. Silpruf; GE Silicones.
4. 864; Pecora Corporation.
5. Spectrem 1 or Spectrem 3; Tremco.

D. Type 4 – not used

E. Type 5 – not used

F. Type 6 – Mildew-Resistant Silicone Sealant: ASTM C 920, Type S, Grade NS, Class 25.
1. 786 Mildew Resistant; Dow Corning
2. Sanitary 1700; GE Silicones
3. 898 Silicone Sanitary Sealant; Pecora Corporation.
4. Tremsil 600 White; Tremco.

G. Type 7 – Single-Component Nonsag Urethane Sealant: ASTM C 920, Type S, Grade NS, Class 25.
1. Chem-Calk 900; Bostik Inc.
2. Elasto-Thane 230; Pacific Polymers, Inc.
3. Dynatrol I; Pecora Corporation.
4. DyMonic FC; Tremco.

H. Type 8 – Multicomponent Nonsag Urethane Sealant: ASTM C 920, Type M, Grade NS, Class 25.
1. Chem-Calk 500; Bostik Inc.
2. Elasto-Thane 227; Pacific Polymers, Inc.
3. Dynatrol II; Pecora Corporation.
4. Dymeric 240FC; Tremco.

I. Type 9 – Multipart Pourable Urethane Sealant: ASTM C 920, Type M, Grade P, Class 25, Shore a hardness 35, self-leveling.
1. Chem-Calk 550; Bostik Inc.
2. Elasto-Thane 920, Self-Leveling; Pacific Polymers, Inc.
3. Urexpan NR-200; Pecora Corporation.
4. THC-900 or THC-901; Tremco.

END OF SECTION

DIVISION 8 - DOORS AND WINDOWS

SECTION 08110 - STEEL DOORS AND FRAMES

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Steel doors and frames

1.02 QUALITY ASSURANCE
A. Conform to the following:
1. SDI-100 – Standard Steel Doors and Frames.
2. DHI – Door Hardware Institute – The Installation of Commercial Steel Doors and Steel Frames, and Builder's Hardware.
3. Handicapped: ANSI A117.1 and Current Edition of "Americans with Disabilities Act"

1.05 SUBMITTALS
A. Submit shop drawings and hardware mounting templates.

PART 2 PRODUCTS

2.01 DOORS AND FRAMES

A. Exterior Frames: 18 gauge steel, fully welded and ground corners. Steelcraft or approved equal.
B. Hollow Metal Doors: 18 gauge steel, fully welded. Provide thermal insulation on exterior doors. Flush tops, sides, and bottoms. Steelcraft or approved equal.
C. Door Core: Mineral fiberboard steel channel grid vertical steel stiffeners.

2.02 ACCESSORIES

A. Silencers: Resilient rubber.

2.03 FABRICATION – DOORS
A. Fabricate doors with hardware reinforcement welded in place.
B. Close top and bottom edge of exterior doors with inverted steel channel closure. Seal joints watertight.

2.04 FABRICATION – FRAMES
A. Fabricate frames fully welded, grind welds smooth.
B. Fabricate frames with hardware reinforcement plates welded in place. Provide mortar guard boxes.
C. Prepare frame for silencers and install.

2.05 FINISH

A. Steel Sheet: Galvanized to ASTM A525
B. Primer: Air dried or baked

PART 3 EXECUTION

3.01 INSTALLATION
A. Install doors and frames in accordance with ANSI/SDI-100.
B. Coordinate installation of doors and frames with installation of hardware specified in Section 08710 and hardware schedule on drawings.
C. Coordinate with masonry and wallboard wall construction for frame anchor placement.

END OF SECTION

SECTION 08115 - DOUBLE ACTING DOORS

Manufactured by Eliason. comply with sdi-100 recommendations and standards for doors and frames. install per manufacturer's recommendations.
1. Easy Swing model# SCP 11 finish: sand finish w/ 9 x 30 center window.
2. Provide stainless steel bumper (both sides). bumper to be installed by fixture installer at 10" o.f.f.
3. Frame:hollow metal (painted).

END OF SECTION

SECTION 08221 - WOOD DOORS

A. INTERIOR SOLID CORE FLUSH DOORS
1. Comply with NWWDA I.S. 1, and AWI Architectural quality standards
2. Grade: Custom (Grade A face)
3. Construction: 5-ply construction with solid stave core.
4. Birch with paint grade finish.
5. Fitting: Factory-prefit and premachine doors.

END OF SECTION

SECTION 08310 - ACCESS DOORS & FRAMES

PART 1 – GENERAL

1.1 SUMMARY
A. Section includes:
1. Non-fire rated ceiling access panels.
2. Related hardware and attachments.
B. Related Sections:
1. Section 09260 – Gypsum Board Assemblies.
2. Section 09900 – Paints and Coatings.
3. Division 16 – Electrical.

1.2 System description
A. Design Requirements:
1. Verification: Obtain specific locations and sizes for required access doors and frames from trades, including mechanical and electrical, requiring access to concealed equipment and indicate on submittal schedule.

1.3 SUBMITTALS
A. Comply with Section 01300.
B. Shop Drawings:
1. Door and panel units: Show types, elevations, thickness of metals, full size profiles of door members.
2. Hardware: Show materials, finishes, locations of fasteners, types of fasteners, locations and types of operating hardware, and details of installation.
3. General: Show connections of units and hardware to other Work. Include schedules showing location of each type and size of door and panel units.
C. Product Data: Manufacturer's technical data for each type of access door and panel assembly, including setting drawings, templates, fire-rristrice characteristics, finish requirements, and details of anchorage devices.
1. Include complete schedule, types, locations, construction details, finishes, latching or locking provisions, and other pertinent data.
D. Manufacturer's Installation Instructions: Indicate installation requirements and rough-in dimensions.

1.4 QUALITY ASSURANCE
A. Single Source Responsibility: Obtain access door and panel units, and frames for entire Project from 1 source and 1 single manufacturer.
B. Fire-Resistance Ratings: Wherever a fire-resistance classification is indicated, provide access door and panel assemblies with panel door, frame, hinge, and latch from manufacturer listed in Underwriter's Laboratories (UL), "Building Materials Directory" for rating shown.
1. Provide 90 minute UL label at 2-hour rated partitions.
2. Provide 3 hour Warnock Hersey label at horizontal applications, up to 24 inch wide x 36 inch high.
3. Provide 2 hour Warnock Hersey label at horizontal applications greater than 24 inch wide x 36 inch high.
C. Size Variations: Obtain Architect's acceptance and approval of manufacturer's standard size units that may vary slightly from sizes indicated on Drawings.
D. Coordination: Provide inserts and anchoring devices that will be built into other Work for installation of access door assemblies. Coordinate delivery with other Work to avoid delay.

1.5 DELIVERY, STORAGE AND HANDLING
A. Package and ship per manufacturer's recommendations.
B. Store per manufacturer's instructions.
1. Store in dry area out of direct sunlight.

1.6 WARRANTY
A. Provide manufacturer's written warranty.
B. Warrants all access panels to be free from manufacturing defects in materials and workmanship for a period of one (1) year from the date of final acceptance, but not more than one and one half (1 ½) years from the date of shipment. Should a product fail to function in normal use within this period, Nystrom shall furnish a new part at no charge. Failure to use product in methods consistent with Nystrom product manuals shall relieve Nystrom of any liability. Nystrom's liability under this warranty excludes installation or removal costs involved in the product replacement and excludes any responsibility for incidental or consequential damage of any nature.

PART 2 – PRODUCTS

2.1 MANUFACTURERS
A. See Sheet A6.0 – Door Schedule
B. Substitutions: Contractor must prove alternate product meets or exceeds specified product.
C. Specifications and Drawings are based on manufacturer's proprietary literature. Other manufacturers shall comply with minimum levels of material, color selection, and detailing indicated in Specifications or on Drawings. Architect will be sole judge of appropriateness of substitutions.

2.3 ACCESS PANELS
A. See Sheet A6.0 – Door Schedule

SECTION 08310 - CONTINUED

2.4 FABRICATION
A. Manufacture each access panel assembly as an integral unit ready for installation.
B. Welded construction: Furnish with a sufficient quantity of 1/4 inch mounting holes to secure access panels to types of supports indicated.
C. Recessed panel: Form face of panel to provide specified recess for application of finish material. Reinforce panel as required to prevent buckling.
D. Furnish number of latches required to hold door in flush, smooth plane when closed.

PART 3 – EXECUTION
3.1 EXAMINATION
A. Verify that rough openings for door and frame are correctly sized and located.
B. Verify mechanical and electrical requirements for ceiling or wall access panels.

3.2 PREPARATION
A. Advise installers of work relating to access panel installation including rough opening dimensions, locations of supports, and anchoring methods. Coordinate delivery with other work to avoid delay.

3.3 INSTALLATION
A. Install access door and frame units per manufacturer's written instructions.
B. Install frames plumb and level in opening. Secure rigidly in place.
C. Position units to provide convenient access to concealed Work requiring access.

3.4 ADJUST AND CLEAN
A. Adjust panel after installation for proper operation.
B. Remove and replace panels or frames that are warped, bowed, or damaged.

END OF SECTION

SECTION 08410 - ALUMINUM ENTRANCES AND STOREFRONTS

PART 1 – GENERAL

1.1 Related Documents
A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 Summary
A. Section Includes: Kawneer Architectural Aluminum Storefront Systems, including perimeter trims, stools, accessories, shims and anchors, and perimeter sealing of storefront units.
1. Types of Kawneer Aluminum Storefront Systems include:
a. Trifab™ VG 451T Framing System – 2" x 4–1/2" (50.8 mm x 114.3 mm) nominal dimension; Thermal; Center set glazing, Weatherseal Glazed (Type B).
b. Trifab™ VG 451T Framing System – Impact Glazing, where required for Hurricane Zone.
c. IR 501T Framing System – 2 3/4"x5" – where required for HVHZ with Kawneer SINGLE IsoLock™ Thermal Break with one (1) 1/4" (6.4 mm) separations consisting of a two-part chemically curing, high-density polyurethane, which is mechanically and adhesively joined to aluminum storefront sections. Thermal Break shall be designed in accordance with AAMA TIR-A8 and tested in accordance with AAMA 505. 1 5/16" insulated impact glazing.
B. Related Sections:
1. 07900 – Sealants and Caulking
2. 08800 – Glazing

1.3 Definitions
A. Definitions: For fenestration industry standard terminology and definitions refer to American Architectural Manufacturers Association (AAMA) – AAMA Glossary (AAMA AG).

1.4 Performance Requirements
A. Storefront System Performance Requirements:
1. Wind loads: Provide storefront system; include anchorage, capable of withstanding wind load design pressures as indicated on the drawings.
2. Air Leakage: The test specimen shall be tested in accordance with ASTM E 283. Air Leakage rate shall not exceed 0.06 cfm/ft2 at a static air pressure differential of 6.2 psf with interior seal, or, rate shall not exceed 0.06 cfm/ft2 at a static air pressure differential of 1.6 psf without interior seal.
3. Water Resistance: The test specimen shall be tested in accordance with ASTM E 331. There shall be no leakage at a minimum static air pressure differential of 8 psf as defined in AAMA 501.
4. Uniform Load: A static air design load of 35 psf shall be applied in the positive and negative direction in accordance with ASTM E 330. There shall be no deflection in excess of L/175 of the span of any framing member. At a structural test load equal to 1.5 times the specified design load, no glass breakage or permanent set in the framing members in excess of 0.2% of their clear spans shall occur.
5. Seismic: When tested to AAMA 501.4, system must meet design displacement of 0.010 x the story height and ultimate displacement of 1.5 x the design displacement.
6. Thermal Movements: Allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures:
a. Temperature Change (Range): 0 deg F; 180 deg F.
b. Test Interior Ambient–Air Temperature: 75 deg F.
c. Test Performance: No buckling; stress on glass; sealant failure; excess stress on framing, anchors, and fasteners; or reduction of performance when tested according to AAMA 501.5 for a minimum 3 cycles.
7. Windborne-Debris-Impact Resistance Performance: Shall be tested in accordance with ASTM E 1886, information in ASTM E 1996 and TAS 201/203.
a. Large–Missile Impact: For aluminum–framed systems located within 30 feet of grade.
b. Small–Missile Impact: For aluminum–framed systems located above 30 feet of grade.

1.5 Submittals
A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, hardware, finishes, and installation instructions for each type of aluminum–framed storefront system indicated.
B. Shop Drawings: Include plans, elevations, sections, details, hardware, and attachments to other work, operational clearances and installation details.
C. Samples for Initial Selection: For units with factory–applied color finishes including samples of hardware and accessories involving color selection.
D. Samples for Verification: For aluminum–framed storefront system and components required.
E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency for each type of aluminum–framed storefront.

1.6 Quality Assurance
A. Installer Qualifications: An installer which has had successful experience with installation of the same or similar units required for the project and other projects of similar size and scope.
B. Manufacturer Qualifications: A manufacturer capable of providing aluminum–framed storefront system that meet or exceed performance requirements indicated and of documenting this performance by inclusion of test reports, and calculations.
C. Source Limitations: Obtain aluminum–framed storefront system through one source from a single manufacturer.
D. Product Options: Drawings indicate size, profiles, and dimensional requirements of aluminum–framed storefront system and are based on the specific system indicated. Do not modify size and dimensional requirements.
1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.
E. Pre–installation Conference: Conduct conference at Project site.

1.7 Project Conditions
A. Field Measurements: Verify actual dimensions of aluminum–framed storefront openings by field measurements before fabrication and indicate field measurements on Shop Drawings.

1.8 Warranty
A. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard material, workmanship and finish warranty.
1. Warranty Period: Two (2) years from Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than six months from date of shipment by manufacturer.

PART 2 – PRODUCTS

2.1 Manufacturers
A. Basis–of–Design Product – Storefront:
1. Kawneer Company Inc.
2. Trifab™ 451T (Thermal) Framing System
3. System Dimensions: 2" x 4–1/2"
4. Glass: Center

SECTION 08410 - ALUMINUM ENTRANCES AND STOREFRONTS - CONTINUED

2.2 Materials
B. Aluminum Extrusions: Alloy and temper recommended by aluminum storefront manufacturer for strength, corrosion resistance, and application of required finish and not less than 0.070" wall thickness at any location for the main frame and complying with ASTM B 221: 6063–T6 alloy and temper.
C. Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non–corrosive and compatible with aluminum framing members, trim hardware, anchors, and other components.
D. Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc–coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
E. Reinforcing Members: Aluminum, nonmagnetic stainless steel, or nickel/chrome–plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc–coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
F. Sealant: For sealants required within fabricated storefront system, provide permanently elastic, non–shrinking, and non–migrating type recommended by sealant manufacturer for joint size and movement.
G. Tolerances: Reference to tolerances for wall thickness and other cross–sectional dimensions of storefront members are nominal and in compliance with AA Aluminum Standards and Data.

2.3 Storefront Framing System
A. Thermal Barrier (Trifab™ VG 451T):
1. Kawneer IsoLock™ Thermal Break with a 1/4" (6.4 mm) separation consisting of a two–part chemically curing, high–density polyurethane, which is mechanically and adhesively joined to aluminum storefront sections.
a. Thermal Break shall be designed in accordance with AAMA TIR–A8 and tested in accordance with AAMA 505.
B. Brackets and Reinforcements: Manufacturer's standard high–strength aluminum with nonstaining, nonferrous shims for aligning system components.
C. Fasteners and Accessories: Manufacturer's standard corrosion–resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials. Where exposes shall be stainless steel.
D. Perimeter Anchors: When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action
E. Packing, Shipping, Handling and Unloading: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
F. Storage and Protection: Store materials protected from exposure to harmful weather conditions. Handle storefront material and components to avoid damage. Protect storefront material against damage from elements, construction activities, and other hazards before, during and after storefront installation.

2.4 Glazing Systems
A. Glazing: As specified in Section 08800 – Glazing.
B. Glazing Gaskets: Manufacturer's standard compression types; replaceable, extruded EPDM rubber.
C. Spacers and Setting Blocks: Manufacturer's standard elastomeric type.
D. Bond–Breaker Tape: Manufacturer's standard TFE–fluorocarbon or polyethylene material to which sealants will not develop adhesion.
E. Glazing Sealants: For structural–sealant–glazed systems, as recommended by manufacturer for joint type, and as follows:
1. Structural Sealant: ASTM C 1184, single–component neutral–curing silicone formulation that is compatible with system components with which it comes in contact, specifically formulated and tested for use as structural sealant and approved by a structural–sealant manufacturer for use in aluminum–framed systems indicated.
a. Color: Black
2. Weatherseal Sealant: ASTM C 920 for Type S, Grade NS, Class 25, Uses NT, G, A, and O; single–component neutral–curing formulation that is compatible with structural sealant and other system components with which it comes in contact; recommended by structural–sealant, weatherseal–sealant, and aluminum–framed–system manufacturers for this use.
a. Color: Matching structural sealant.

2.5 Entrance Door Systems
A. Sliding Entrance Doors: As indicated on drawings.

2.6 Accessory Materials
A. Joint Sealants: For installation at perimeter of aluminum–framed systems, as specified in Section 07900 – Sealants and Culking.
B. Bituminous Paint: Cold–applied, asphalt–mastic paint complying with SSPC–Paint 12 requirements except containing no asbestos; formulated for 30 mil thickness per coat.

2.7 Fabrication
A. Framing Members, General: Fabricate components that, when assembled, have the following characteristics:
1. Profiles that are sharp, straight, and free of defects or deformations.
2. Accurately fit joints; make joints flush, hairline and weatherproof.
3. Means to drain water passing joints, condensation within framing members, and moisture migrating within the system to exterior.
4. Physical and thermal isolation of glazing from framing members.
5. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
6. Provisions for field replacement of glazing.
7. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.
B. Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.
C. Structural–Sealant–Glazed Framing Members: Include accommodations for using temporary support device to retain glazing in place while structural sealant cures.
D. Storefront Framing: Fabricate components for assembly using manufacturer's standard installation instructions.
E. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.8 Aluminum Finishes
A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.
B. Factory Finishing:
1. Kawneer Permanodic™ AA–M10C21A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear) (Standard).

PART 3 – EXECUTION

3.1 Examination
A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built–in components to ensure a coordinated, weather tight framed aluminum storefront system installation.
1. Masonry Surfaces: Visibly dry and free of excess mortar, sand, and other construction debris.
2. Wood Frame Walls: Dry, clean, sound, well nailed, free of voids, and without offsets at joints. Ensure that nail heads are driven flush with surfaces in opening and within 3 inches of opening.
3. Metal Surfaces: Dry; clean; free of grease, oil, dirt, rust, corrosion, and welding slag; without sharp edges or offsets at joints.
4. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 Installation
A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing aluminum–framed storefront system, accessories, and other components.
B. Install aluminum–framed storefront system level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.
C. Set sill members in bed of sealant or with gaskets, as indicated, for weather tight construction.
D. Install aluminum–framed storefront system and components to drain condensation, water penetrating joints, and moisture migrating within aluminum–framed storefront to the exterior.
E. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials.

3.3 Adjusting, Cleaning, and Protection
A. Clean aluminum surfaces immediately after installing aluminum–framed storefronts. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.
B. Clean glass immediately after installation. Comply with glass manufacturer's written recommendations for final cleaning and maintenance. Remove nonpermanent labels, and clean surfaces.
C. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.

End of Section 08410

SECTION 08710 - FINISH HARDWARE

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Hardware for hollow steel, metal, and aluminum doors.
B. Thresholds, weatherstripping, seals, and door gaskets.

1.02 QUALITY ASSURANCE
A. Perform Work in accordance with ANSI A117.1 – Specifications for Making Buildings and Facilities Accessible to and Usable by the Physically Challenged and the Americans with Disabilities Act of 1990.

1.03 COORDINATION

A. Coordinate work of this section with other directly affected sections requiring any integral reinforcement for door hardware.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Package hardware items individually. Label and identify package with door opening code to match schedule.

1.05 SUBMITTALS

A. Provide 6 copies of schedule, organized into hardware sets with an index of doors and complete designations of every item required. include the following:
1. Type, style, function, size, quantity and finish of each item.
2. Name, part number and manufacturer.
3. Location of hardware set cross referenced to drawings.
4. Mounting locations for hardware.
5. Door and frame sizes and materials.
6. Catalog cut sheets with selected items indicated.

B. Templates: Where required, furnish hardware templates to each fabricator of doors, frames, and other factory prepared work.

1.06 WARRANTY

A. Provide the following written warranties:
1. Closers: Minimum five years
2. Exit Devices and Locksets: Minimum two years.
3. All Other Hardware: Two years.

PART 2 PRODUCTS

2.01 Hardware

A. The hardware supplier shall furnish a finish hardware schedule listing all materials by sets.
B. The hardware supplier shall furnish hardware templates to the door and frame manufacturer, as required.
C. When the hardware is delivered to the job, the Contractor shall receive it, check it against the hardware schedule, and store it in a safe place under lock and key. After installation, protect all items against damage until final inspection.
D. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, panic bars, push–pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate as above in egress direction

2.02 Hardware Schedule

A. Refer to the Hardware Schedule located in drawings.

PART 3 EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Verify that doors and frames are ready to receive work as indicated.
B. Verify that electric power is available to power operated devices and of the correct characteristics.

3.02 INSTALLATION

A. Install hardware in accordance with manufacturer's instructions.
B. Use templates provided by hardware item manufacturer.

END OF SECTION

SECTION 08800 - GLAZING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Glass and glazing for Sections referencing this Section for products and installation.

1.02 SYSTEM DESCRIPTION
A. Glass and glazing materials of this Section shall provide continuity of building enclosure, both vapor and air barrier.
B. Size glass to withstand dead loads and positive and negative live loads acting normal to plane of glass.

1.03 QUALITY ASSURANCE
A. Perform Work in accordance with FGMA Glazing Manual, FGMA Sealant Manual for glazing installation methods.

1.04 WARRANTY
A. Provide 10 year warranty including coverage for sealed glass units from seal failure, interpane dusting or misting, and replacement of same.

PART 2 PRODUCTS

2.01 FLAT GLASS MATERIALS
A. Float Glass : Clear, 1/4 inch thick minimum, laminated.
B. Safety Glass: Clear; fully tempered; conforming to ANSI Z97.1; 1/4 inch thick minimum.
Glass and glazing: Comply with FGMA glazing and sealant manuals, and provide glass & glazing as indicated

C. Glass schedule:
1. Interior glass: 1/4" thick clear glass; tempered where indicated.
2. Exterior glass: As indicated with storefront system and doors specified.

D. Glass standards:
1. Clear float glass: Type I (transparent glass, flat), Class 1 (clear) Quality G3 (Glazing select)
2. Heat treated glass:
a) Manufacture heat treated glass by horizontal (roller hearth) process with roll wave distortion parallel with bottom edge of glass as installed.
b) Where indicated and required, provide fully tempered units.

2.02 SEALED INSULATING GLASS MATERIALS

A. Insulated Glass Units: Double pane with interpane space purged with dry hermetic air; total unit thickness of 1 inch minimum. Impact rated where schedule.

2.03 GLAZING MATERIALS

A. Glazing Gaskets: Aluminum framing system manufacturer's standard EPDM or neoprene extrusions.
B. Setting Blocks, Shims and Glazing Clips: Size and type as recommended by glass manufacturer.
C. Pre–shimmed Glazing Tape: Acceptable products as recommended by glass aluminum frame system manufacturers.

PART 3 EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Verify that openings for glazing are correctly sized, within tolerance, and glazing channels or recesses are clean, free of obstructions, and ready to receive glazing.
B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.

3.02 CLEANING

A. Remove glazing materials from finish surfaces.
B. Remove labels after Work is complete.
C. Clean glass, and adjacent surfaces.

END OF SECTION

SECTION 09260 - GYPSUM WALLBOARD SYSTEMS

PART 1 GENERAL

1.01 SUMMARY

A. Section Includes:
1. Interior gypsum wallboard.
2. Nonload–bearing steel framing.

B. Related Sections:
1. Section 06100 – Rough Carpentry.
2. Section 06160 – Sheathing
3. Section 07210 – Building Insulation.
4. Section 07900 – Sealants and Caulking.

1.02 REFERENCES

A. American Society for Testing and Materials (ASTM):
1. ASTM A 525: General Requirements for Steel Sheet, Zinc–Coated (Galvanized) by the Hot–Dip Process.
2. ASTM C 645: Specification for Nonstructural Steel Framing Members.
3. ASTM C 754: Installation of Steel Framing Members to Receive Screw–Attached Gypsum Board.
4. ASTM C 840: Specification for Application and Finishing of Gypsum Board.
5. ASTM E 119: Test Methods for Fire Tests of Building Construction and Materials..

B. Gypsum Association (GA):
1. GA–216: Application and Finishing of Gypsum Board: Specifications.

C. Steel Stud Manufacturers Association (SSMA; formerly ML/SFA):
1. Guide Specification for Metal Lathing and Furring.

1.03 SUBMITTALS

A. Product Data: For each type of product specified.

B. Shop Drawings: Show locations, fabrication, and installation of control and expansion joints, including plans, elevations, sections, to other units of work. (See interior elevations for approximate layout @ 24'–0 – 30'–0" O.C.)

1.04 QUALITY ASSURANCE

A. Fire–Test–Response Characteristics: For gypsum board assemblies with fire–resistance ratings, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing and inspecting agency acceptable to authorities having jurisdiction.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in original packages, containers, or bundles bearing brand name and identification of manufacturer or supplier.

B. Store materials inside under cover and keep them dry and protected against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic, and other causes. Stack gypsum panels flat to prevent sagging.

1.06 PROJECT CONDITIONS

A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.

1.07 SEQUENCING

A. Coordinate work with Section 08110 – Steel Doors and Frames for the location and installation of steel door frames to be erected in conjunction with gypsum board assemblies.

B. Coordinate work with Division 15 – Mechanical for proper location and installation of plumbing work where indicated on Drawings. Do not close both faces of partitions until plumbing work is complete, inspected, and approved.

C. Coordinate work with Division 16 – Electrical for proper location and installation of electrical conduit, switch, and outlet boxes and wiring. Do not close both faces of partition until electrical installations have been completed, inspected, and approved.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. United States Gypsum Company.

B. Other acceptable manufacturers offering equivalent products:

1. FlintKote Products, Genstar Building Materials Co.
2. Georgia Pacific Corporation.
3. Gold Band Building Products Division.
4. United States Gypsum Company.

C. Substitutions: Under provisions of the General Conditions, Section 01300.

2.02 STEEL PARTITION AND SOFFIT FRAMING

A. Components, General:
1. Comply with ASTM C 754 for conditions indicated.
2. Steel Sheet Components: Complying with ASTM C 645 requirements for metal and with manufacturer's standard corrosion–resistant zinc coating.

B. Steel Studs and Runners: ASTM C 645.
1. Minimum Base Metal Thickness: 0.0312 inch unless otherwise indicated.
2. Depth: 3–5/8 inches unless otherwise indicated.

C. Proprietary Deflection Track: Steel sheet top runner manufactured to prevent cracking of gypsum board applied to interior partitions resulting from deflection of structure above; in thickness indicated for studs and in width to accommodate depth of studs.
1. Standard: Comply with UL 2079.
2. Products:
a. SLP–TRK; Slptrack Systems, Inc., marketed by The Donovan Company, Inc., 851 South Western Avenue, Anaheim, CA 92804; (714) 761–1921.
b. Slotted Track; Metal–Lite, Inc., 1160 Blue Gum Avenue, Anaheim, CA 92806; (800) 886–6824 or (714) 632–5736.
c. VertiTrack; The STEEL Network, Inc, Raleigh, NC (888) 474–4876.

D. Proprietary Deflection Clips: Clips designed for positive attachment to the structure and mechanical connection to web of studs. Clips supplied with screws and step–bushings to allow friction–free vertical movement resulting from deflection of structure above. Clips shall match stud widths and be used in conjunction with standard 25 gage track.
1. Standard: Comply with UL 2079.
2. Product: VertiClip SLD Series; The STEEL Network, Inc., Raleigh, NC (888) 474–4876.

E. Flat Strap and Backing Plate: Steel sheet for blocking and bracing in length and width indicated.
1. Minimum Base Metal Thickness: 0.0179 inch.

F. Hat–Shaped, Rigid Furring Channels: ASTM C 645.
1. Minimum Base Metal Thickness: 0.0312 inch uncoated metal unless otherwise indicated.
2. Depth: 7/8 inch unless otherwise indicated.

G. Cold–Rolled Furring Channels: 0.0538–inch bare steel thickness with minimum 1/2–inch–wide flange.
1. Depth: As indicated.
2. Furring Brackets: Adjustable, corrugated–edge type of steel sheet with minimum bare steel thickness of 0.0312 inch.
3. Tie Wire: ASTM A 641, Class 1 zinc coating, soft temper, 0.0625–inch–diameter wire, or double strand of .0475–inch–diameter wire.

H. Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.

2.03 INTERIOR GYPSUM WALLBOARD

A. Panel Size: Provide in maximum lengths and widths available that will minimize joints in each area and correspond with support system indicated.

B. Gypsum Wallboard: ASTM A 36.
1. Type 1: Type X for single– and double–ply application for partitions. Use 5/8 inch thick USG Sheetrock Firecode panels.
2. Type 2: Use 5/8 inch thick USG Sheetrock Firecode C panels for single–ply application for ceilings where fire–resistive construction is required.

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SECTION 09260 - CONTINUED

2.04 TRIM ACCESSORIES

A. Interior Trim: Cornerbead, edge trim, and control joints complying with ASTM C 1047, as recommended by manufacturer, and as follows:
1. Control Joints: Two pieces of USG 200A or 400 Metal Trim of proper thickness, back-to-back.

2.05 JOINT TREATMENT MATERIALS

A. General: Comply with ASTM C 475.

B. Joint Tape: Paper.

C. Joint Compound for Interior Gypsum Wallboard: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.
1. Prefilling: At open joints, rounded or beveled panel edges, and damaged surface areas, use setting-type taping compound.
2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use drying-type, all-purpose compound.
3. Fill Coat: For second coat, use drying-type, all-purpose compound.
4. Finish Coat: For third coat, use drying-type, all-purpose compound.
5. Skim Coat: For final coat of Level 5 finish, use drying-type, all-purpose compound.

2.06 AUXILIARY MATERIALS

A. General: Provide auxiliary materials for gypsum board construction that comply with referenced standards and recommendations of gypsum board manufacturer.

B. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.

C. Acoustical sealant is specified in Section 07920.

PART 3 EXECUTION

3.01 EXAMINATION

A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, and structural framing, for compliance with requirements and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLING STEEL FRAMING, GENERAL

A. Installation Standards: ASTM C 754 and ASTM C 840 requirements that apply to framing installation.

B. Install supplementary framing, blocking, and bracing at terminations in gypsum board assemblies to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction. Comply with details indicated and with gypsum board manufacturer's written recommendations or, if none available, with USG's Gypsum Construction Handbook.

C. Isolate steel framing from building structure at locations indicated to prevent transfer of loading imposed by structural movement.
1. Isolate ceiling assemblies where they abut or are penetrated by building structure.
2. Isolate partition framing and wall furring where it abuts structure, except at floor. Install slip-type joints at head of assemblies that avoid axial loading of assembly and laterally support assembly.
a. Use proprietary deflection track or proprietary deflection clips where required.

D. Do not bridge building control and expansion joints with steel framing or furring members. Independently frame both sides of joints with framing or furring members as indicated.

3.03 INSTALLING STEEL PARTITION AND SOFFIT FRAMING

A. Install tracks (runners) at floors, ceilings, and structural walls and columns where gypsum board stud assemblies abut other construction.
1. Align and secure top and bottom tracks at a maximum of 48 inches o.c.
2. Where studs are installed directly against exterior walls, install asphalt-felt isolation strip between studs and wall.

B. Installation Tolerances: Install each steel framing and furring member so fastening surfaces vary not more than 1/8 inch from the plane formed by the faces of adjacent framing.

C. Extend partition framing full height to structural supports or substrates above suspended ceilings, except where partitions are indicated to terminate at suspended ceilings. Continue framing over frames for doors and openings and frame around ducts penetrating partitions above ceiling to provide support for gypsum board.

D. Install steel studs and furring in sizes and at spacings indicated.

E. Install steel studs so flanges point in the same direction and leading edge or end of each gypsum board panel can be attached to open edges of stud flanges first.

F. Frame door openings to comply with gypsum board manufacturer's applicable written recommendations unless otherwise indicated. Screw vertical studs at jambs to jamb anchor clips on door frames; install runner track section at head and secure to jamb studs.
1. Install 2 studs at each jamb unless otherwise indicated.

G. Frame openings other than door openings the same as required for door openings unless otherwise indicated. Install framing below sills of openings to match framing required above door heads.

3.04 APPLYING AND FINISHING PANELS, GENERAL

A. Gypsum Board Application and Finishing Standards: ASTM C 840 and GA-216.

B. Install sound attenuation blankets before installing gypsum panels, unless blankets are readily installed after panels have been installed on one side. Refer to Section 07210.

C. Install ceiling board panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in the central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.

D. Install gypsum panels with face side out. Butt panels together for a light contact at edges and ends with not more than 1/16 inch of open space between panels. Do not force into place.

E. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.

F. Attach gypsum panels to steel studs so leading edge or end of each panel is attached to open, unsupported edges of stud flanges first.

G. Attach gypsum panels to framing provided at openings and cutouts.

H. Form control and expansion joints with space between edges of adjoining gypsum panels.

I. Cover both faces of steel stud partition framing with gypsum panels in concealed spaces except in chases that are braced internally.

J. Space fasteners in gypsum panels according to referenced gypsum board application and finishing standard and manufacturer's recommendations.

SECTION 09260 - Continued:

3.05 PANEL APPLICATION METHODS

A. Single-Layer Application:
1. On ceilings, apply gypsum panels prior to wall/partition board application to the greatest extent possible and at right angles to framing unless otherwise indicated.
2. On partitions/walls, apply gypsum panels horizontally (perpendicular to framing), unless otherwise indicated or required by fire-resistance-rated assembly, and minimize end joints.
a. Stagger abutting end joints not less than one framing member in alternate courses of board.

B. Multilayer Application on Ceilings: Apply gypsum board indicated for base layers prior to applying base layers on walls/partitions; apply face layers in same sequence. Apply base layers at right angles to framing members and offset face-layer joints 1 framing member, 16 inches minimum, from parallel base-layer joints unless otherwise indicated or required by fire-resistance-rated assembly.

C. Multilayer Application on Partitions and Walls: Apply gypsum board indicated for base layers and face layers vertically (parallel to framing) with joints of base layers located over stud or furring member and face-layer joints offset at least 1 stud or furring member with base-layer joints unless otherwise indicated or required by fire-resistance-rated assembly. Stagger joints on opposite sides of partitions.

D. Single-Layer Fastening Methods: Apply gypsum panels to supports with steel drill screws.

E. Multilayer Fastening Methods: Fasten base layers and face layers separately to supports with screws.

3.06 INSTALLING TRIM ACCESSORIES

A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to accessory manufacturer's written instructions.

B. Install cornerbead at external corners.

C. Install edge trim where edge of gypsum panels would otherwise be exposed. Provide edge trim type with face flange formed to receive joint compound except where other types are indicated.

D. Install control joints according to ASTM C 840 in locations indicated on Drawings.

3.07 FINISHING GYPSUM BOARD ASSEMBLIES

A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.

B. Prefill open joints, rounded or beveled edges, and damaged surface areas.

C. Apply joint tape over gypsum board joints, except those with trim having flanges not intended for tape.

D. Gypsum Board Finish Levels: Finish panels to levels indicated below, according to ASTM C 840, for locations indicated:
1. Level 1: Embed tape at joints in ceiling plenum areas, concealed areas, and where indicated, unless a higher level of finish is required for fire-resistance-rated assemblies and sound-rated assemblies.
2. Level 2: Embed tape and apply separate first coat of joint compound to tape, fasteners, and trim flanges where indicated.
3. Level 4: Embed tape and apply separate first, fill, and finish coats of joint compound to tape, fasteners, and trim flanges at panel surfaces that will be exposed to view unless otherwise indicated.
4. Level 5: Embed tape and apply separate first, fill, and finish coats of joint compound to tape, fasteners, and trim flanges, and apply skim coat of joint compound over entire surface where scheduled to receive paint unless otherwise indicated.

END OF SECTION

SECTION 09310 - CERAMIC TILE

A. ANSI Standard for ceramic tile: Comply with ANSI A137.1 "American National Standard specifications for ceramic tile" for types compositions, and grades of tile indicated.
1. Furnish tile complying with "standard grade" requirements Unless indicated otherwise.
B. ANSI standard for tile installation materials: comply with ansi standard referenced with products and materials indicated for setting and grouting.
C. TCA guidelines: prepare floor slab and install tile as specified in the Tile Council of America guidelines.
D. Threshold: Low Profile Marble Thresholds / Saddles @ all Ceramic Tile Transitions. – Coordinate With Ross CM
E. FLOOR TILE:

SEE SHEET A6.0

END OF SECTION

SECTION 09511 - ACOUSTICAL PANEL CEILING

A. BURNING CHARACTERISTICS:
AS FOLLOWS, Tested per ASTM E 84 AND Complying with ASTM E 1264 for CLASS A products.
1. FLAME SPREAD: 25 OR LESS.
2. SMOKE DEVELOPED: 50 OR LESS.

B. EXTRA MATERIALS
Deliver extra materials to tenant. Furnish extra materials described below that match products installed, are packaged with protective covering for storage, and are identified with appropriate labels.

1. Acoustical ceiling units: provide (2) additional sealed cartons

2. Exposed suspension system components: furnish quantity of each exposed component equal to 10.0 percent of amount installed.

C. PRODUCTS

1. CEILING PANELS: ARMSTRONG WORLD INDUSTRIES,

a) SIZE: 24" X 48".
b) THICKNESS: 5/8".
c) Edge: Square
d) SERIES: See Sheet A6.0
e) COLOR: See Sheet A6.0
f) SCORING OPTION: None

D. SUSPENSION SYSTEMS NO 1: ARMSTRONG WORLD INDUSTRIES, INC.
a) Size: 1 1/2" deep main runners and 1 1/2" cross tees.

b) Width: 15/16" exposed face.

c) Construction: exposed grid framing shall be electro galvanized steel and shall be finished on exposed surfaces with low-sheen enamel.

d) Matching wall molding shall be detachable support framing.

e) Framing shall comply with ASTM C 635 "standard specification for metal suspension systems for acoustical tile and lay-in ceilings." suspension system shall be classified: intermediate duty.

f) Support suspension system by 12 gauge hanger wires. Hanger shall be direct hung from roof or mezzanine floor structural support system above.

g) Series: Prelude xl.

h) Color: White

END OF SECTION

SECTION 09650 - RESILIENT FLOORING

A. VCT meeting federal specification SS-T-312B (1) Type IV, Composition 1

B. TILE:
1. Size: See SHeet A6.0
2. Textures/colors: See sheet A6.0

C. RUBBER BASE WITH COVE: SEE SHEET A6.0
1. Height: 6" (See sheet A6.0)
2. Color: 40 black (See sheet A6.0)

D. Adhesive: See A6.0.

E. Contact VCT manufacturer for maximum recommended allowable floor slab moisture emissions. Prior to installation, concrete floor slab must pass moisture vapor emission tests (see spec section 03310).

F. Immediately after VCT installation, and prior to store fixture delivery:

1. Sweep or vacuum the floor thoroughly.

2. Damp-mop the floor with a neutral detergent solution, while carefully removing black marks and excessive soil. Do not machine scrub the floor for at least four to five days after installation, to prevent excess moisture from interfering with the adhesive bond.

G. Shade matching is mandatory. Contact manufacturer if defects are discovered.

H. Tile to concrete transition strip: Johnsonite TRRS-28-C, "Medium Gray"

I. Extra material: VCT : 2 Unopened boxes of each tile. Adhesive: 2 gallons unopened adhesive.

END OF SECTION

SECTION 09951- FIBERGLASS REINF. PLASTIC

1. Provide fiberglass reinforced plastic panels (FRP) as follows:

A. Manufacturer: Marlite Co. "Marlite FRP " standard product Class C (Mercantile, Sprinkled Building) ASTM E84. 3/32in. Thick, USDA accepted. Or equal. (Marlite Co. – Atlanta, GA. 404-691-1234)
1. Size: 4 ft. Width x max. Length to avoid seams on walls
2. Color: SEE SHEET A6.0
3. Trim: Marlite FRP one-piece moldings consisting of "Division bar", "inside and outside corners", and "edge trim Caps" in continuous lengths. Color: To match panels 4'-0" from top of ceramic tile base to top of panel.

B. Install: per manufacturer's recommendation.

C. Adhesive: Marlite C915 adhesive.

2. Provide rigid vinyl corner guards as manufactured by California Caster (1-800-950-8750)
A. Color: SEE DRAWINGS
B. Attach per manufacturers recommendations

END OF SECTION

SECTION 09900 - PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Surface preparation and field application of paints and coatings.

1.02 ENVIRONMENTAL REQUIREMENTS
A. Store and apply materials in environmental conditions required by manufacturer's instructions.
B. Use Low VOC paints in required states.

PART 2 PRODUCTS

2.01 MATERIALS
A. Coatings: Ready mixed (except field catalyzed) coatings of good flow and brushing properties, capable of drying or curing free of streaks or sags.
B. Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other materials required to achieve the finishes specified.

2.02 FINISHES
Refer to drawings.

2.03 COLORS
Refer to drawings.

PART 3 EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Verify that substrate conditions are ready to receive work according to manufacturer's instructions.
B. Measure moisture content of porous surfaces using an electronic moisture meter. Do not apply finishes unless moisture content is less than 12 percent.
C. Correct minor defects and clean surfaces which affect work of this Section.
D. Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
E. Gypsum Board Surfaces: Fill minor defects with latex compounds. Spot prime defects after repair.
F. Galvanized Surfaces: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
G. Concrete Surfaces Scheduled to Receive Paint Finish: Remove foreign matter. Remove oil and grease with a solution of tri-sodium phosphate, rinse well and allow to dry.
H. Uncoated Ferrous Surfaces: Remove scale by wire brushing, sandblasting, clean by washing with solvent. Apply treatment of phosphoric acid solution. Prime paint after repairs.
I. Shop Primed Steel Surfaces: Sand and scrape to remove loose primer and rust, clean surfaces with solvent. Prime bare steel surfaces.
J. Interior Wood Items Scheduled to Receive Paint Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats.
K. Interior Wood Items Scheduled to Receive Transparent Finish: Wipe off dust and grit prior to sealing, seal knots, pitch streaks and sappy sections with sealer. Fill nail holes and cracks after sealer has dried; sand lightly between coats.
L. Exterior Wood Scheduled to Receive Paint Finish: Remove dust, grit, and foreign matter. Seal knots, pitch streaks and sappy sections. Fill nail holes with tinted exterior calking compound after prime coat has been applied.
M. Exterior Wood Scheduled to Receive Transparent Finish: Remove dust, grit, and foreign matter; seal knots, pitch streaks and sappy sections with sealer. Fill nail holes with tinted exterior calking compound after sealer has been applied.

SECTION 09900 - continued

3.02 APPLICATION
A. Apply products in accordance with manufacturer's instructions.
B. Sand transparent finishes lightly between coats to achieve required finish.
C. Where clear finishes are required, tint fillers to match wood.
D. Back prime interior and exterior wood work scheduled to receive paint finish with primer paint.
E. Back prime interior woodwork scheduled to receive stain or varnish finish with gloss varnish reduced 25 percent with mineral spirits

3.03 CLEANING
A. As work proceeds, promptly remove finishes where spilled, splashed or spattered.

3.04 SCHEDULE – EXTERIOR SURFACES
A. Provide the following paint systems as specified by Sherwin Williams or architect approved equal
1. Wood – Painted (Opaque):
A) One coat of alkyd primer sealer.
B) Two coats of latex enamel, semigloss.

2. Exterior Gyp. Bd. Sheathing:
A) Follow manufacturer's recommendations for elastomeric coatings.

3. Existing E.I.F.S. (if applicable)
A) Paint: Dryvit 'Demandit' – 100% Polymer based Acrylic
B) Surface preparation and application per manufacturer recommendations.

4. Exterior ferrous metal
A) Surface preparation: SSPC-SP2 or SW-12
B) Primer: all ferrous metal items shall be shop primed. Coordinate primer with paint coating system.
C) Touch-up with alkyd primer.
D) Paint: A-100 exterior acrylic latex gloss, 2 coats, 1.3 mils dft.

5. Exterior galvanized metal:
A) Surface preparation: SW 10 or 12
B) Primer: dtm acrylic primer/finish, 1 coat, 2.5 mils dft.
C) Paint: A-100 exterior acrylic latex gloss, 2 coats, 1.3 mils dft.

6. Pipe & tube railings (Existing)
A) Preparation for shop priming: comply With SSPC-SP 6 "commercial blast cleaning."
B) Shop primer: aromatic urethane, zinc-rich, Lead-free, two-component rapid curing Primer complying with SSPC-PS 12.01.
C) Bond coat under two-component acrylic polyurethane coating: Tnemec series 27 fc epoxy
D) Intermediate coat: Tnemec series 73 Endura shield, Color as specified in paint schedule
E) Exterior finish-coat: aliphatic acrylic urethane – Tnemec series 76 Endura clear
F) Clean and prepare surfaces to be coated and According to apply coatings the manufacturers' Recommendations.
G) After completing work, remove spattered paint Without damaging adjacent finished surfaces.

7. Masonry sealer/stain
A) Sealer/stain: Sherwin Williams H & C silicone acrylic concrete sealer
B) Surface preparation & application: per manufacturer recommendations. And written instructions.
C) Provide sealer on all exterior masonry surfaces. Provide clear finish, except on areas to receive stain (as indicated on drawings). On areas to receive stain, provide tinted sealer in colors indicated on drawings.

END OF SECTION

SPECIFICATIONS

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Seal:

2055
DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
1/8" = 1'-0"

DRAWN BY:
PROJECT NO. 22.185.10

SHEET NUMBER
A0.5

ROSS_2541_A01-A05

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2. PRIOR TO ANY DEMOLITION WORK, CONTRACTOR MUST FIELD VERIFY ALL EXISTING MECHANICAL, PLUMBING AND ELECTRICAL WORK LOCATED IN THE TENANT SPACE WHICH AFFECTS THE ADJACENT TENANT SPACES. THE LANDLORD AND THE ADJACENT TENANTS MUST BE NOTIFIED PRIOR TO SHUTDOWN OF ANY SHARED MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS. 72 HOUR NOTICE REQUIRED.

3. WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED. EDGES OF WALLS SHOWN TO REMAIN SHALL BE SAWCUT OR CLEANLY TOOTHED TO ACCEPT NEW CONSTRUCTION. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.

4. G.C. TO REMOVE ALL INTERIOR CEILINGS, SOFFITS, LIGHTING, ETC THROUGHOUT THE SPACE UNLESS OTHERWISE NOTED TO REMAIN. G.C. TO DISPOSE OF ALL INTERIOR MERCURY LAMPS VIA PROPER DISPOSAL REQUIREMENTS.

5. EXISTING CONSTRUCTION SHOWN TO REMAIN INCLUDING BUT NOT LIMITED TO WALLS, PARTITIONS, DOORS, FRAMES, ETC. SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION.

6. PROTECT FROM DAMAGE ALL EXISTING FINISH WORK TO REMAIN IN PLACE AND WHICH BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

7. PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT STRUCTURE OR ELEMENT SHOWN TO REMAIN. SHORING AND BRACING SHALL BE DESIGNED BY CONTRACTOR'S PROFESSIONAL ENGINEER LICENSED IN THE APPLICABLE JURISDICTION.

8. PROVIDE TEMPORARY WEATHER PROTECTION AND SECURITY DEVICES DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR TO INTERIOR AREAS OF EXISTING BUILDING.

9. EXISTING CONCRETE FLOOR SLABS, MASONRY WALLS AND EXISTING STRUCTURAL FRAMING SYSTEMS SHOWN TO BE REMOVED SHALL BE CLEANLY SAWCUT FROM EXISTING CONSTRUCTION. COMPLETELY REMOVE FOOTINGS, FOUNDATIONS AND ABOVE GROUND AND UNDERGROUND CONSTRUCTION.

10. WHERE FINISHES ARE SHOWN TO BE REMOVED FROM EXISTING CONSTRUCTION, REPAIR AND PATCH REMAINING SUBSTRATE AND PREPARE FOR NEW FINISH. REPAIR AND PATCH ALL REMAINING SUBSTRATES THAT WERE ORIGINALLY CONCEALED BY EXISTING FINISHES, BUT WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.

11. SALVAGE MATERIAL AS REQUIRED FOR PATCHING AND INFILL (SEE DRAWINGS FOR NEW WORK). SALVAGE MATERIAL SHALL BE CLEANED AND STORED IN AREAS AWAY FROM THE DEMOLITION OR UNTIL NEEDED.

12. ALL INFILL OR REPLACEMENT WORK SHALL MATCH EXISTING CONDITIONS IN MATERIALS, CONSTRUCTION AND FINISH, UNLESS SPECIFICALLY NOTED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.

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14. G.C. TO COORDINATE REUSE OF ALL MECHANICAL AND FIRE SPRINKLER SYSTEMS EQUIPMENT WITH THE MECHANICAL PLUMBING DWGS. AND REMOVE ALL EXISTING OBSOLETE PLUMBING, FIRE SPRINKLER, MECHANICAL, AND ELECTRICAL EQUIPMENT IN THEIR ENTIRETY THROUGHOUT TENANT SPACE. G.C. TO CONFIRM PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, OR WHERE EXISTING ITEMS WILL BE EXPOSED IN THE NEW CONSTRUCTION. COORDINATE WITH NEW CONSTRUCTION.

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16. COORDINATE WITH ROSS DRESS FOR LESS CONSTRUCTION MANAGER ANY AND ALL EXISTING ITEMS TO BE RE-USED.

17. REMOVE ANY AND ALL EXISTING JOINT FILLER.

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21. NOT USED.

22. G.C. MUST COORDINATE W/ LANDLORD ON PARKING, MATERIAL STORAGE, TRAILERS, ETC.

23. G.C. MUST PROVIDE BARRICADES AND WARNING SIGNS AS REQUIRED TO RESTRICT ACCESS BY UNAUTHORIZED PERSONNEL TO THE AREAS OF THE WORK DURING DEMOLITION / CONSTRUCTION.

24. GENERAL CONTRACTOR IS TO POST ALL SIGNS REQUIRED BY LOCAL CODES.

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27. G.C TO COORD. DEMOLITION OF ALL EXISTING SYSTEMS WITH NEW SYSTEMS AND READ THIS DRAWING IN CONJUNCTION WITH ALL MECH, ELECT, PLUMBING AND FIRE PROTECTION DWGS. FOR COMPLETE SCOPE OF DEMOLITION WORK, TYP.

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30. G.C. TO PROTECT ALL ITEMS THAT ARE "TO REMAIN" FROM DAMAGE DURING CONSTRUCTION AND SHALL REPLACE ALL DAMAGED SYSTEMS OR MATERIALS AT NO COST TO ROSS OR THE LANDLORD.

2 / D1.0 GENERAL NOTES
SCALE: 1/8" = 1'-0"

"CONTRACTOR'S VERIFICATION OF EXISTING CONDITIONS"

I, _____ VERIFIED EXISTING CONDITIONS AND
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ALL ARCHITECT-REQUESTED OVERALL AND INTERMEDIATE DIMENSIONS ON THIS DRAWING, (AS
DESIGNATED HEREIN AS "(F'-F")") ON _____, FOLLOWING PARTIAL OR COMPLETED
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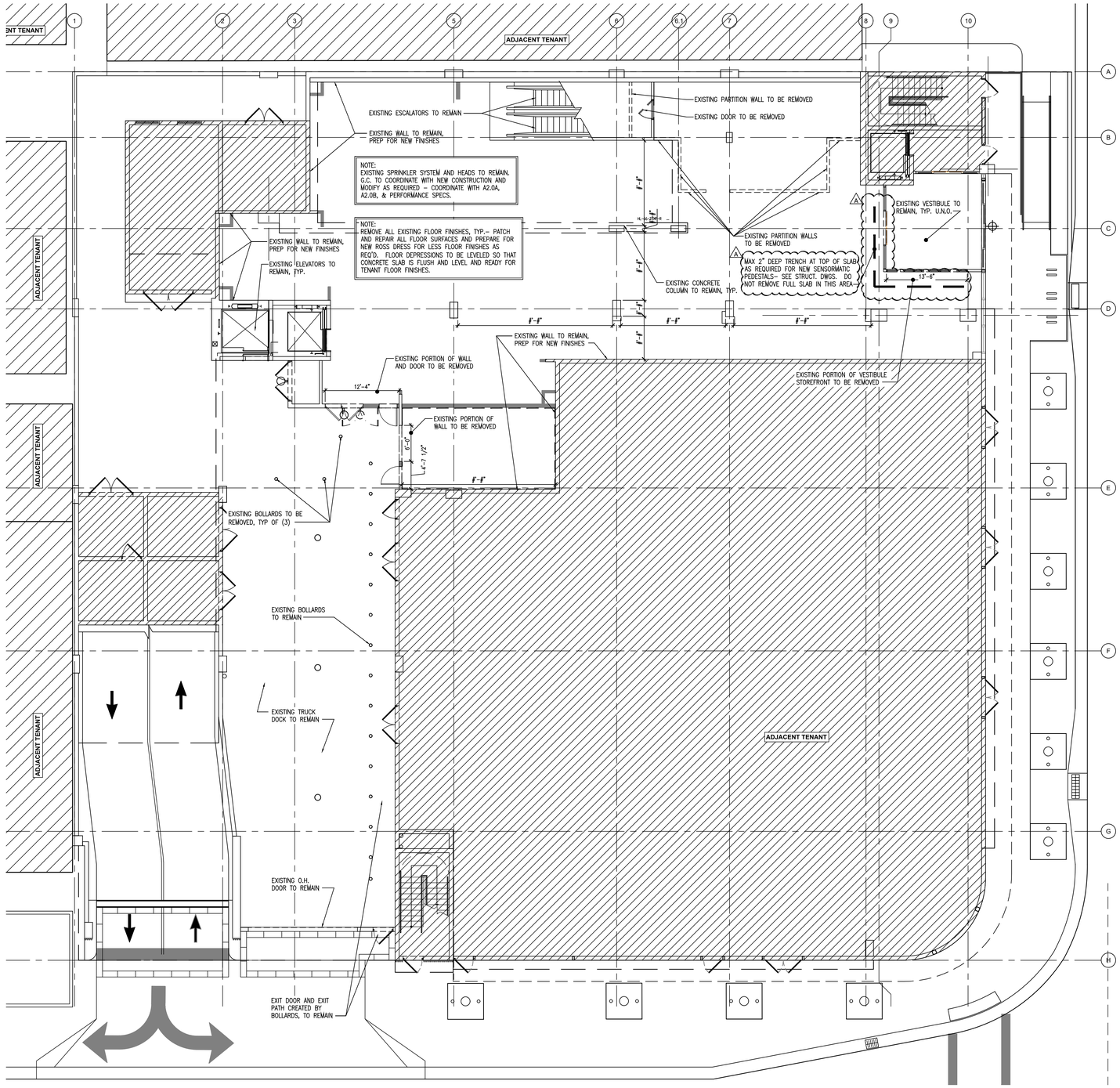
SCALE: N/A



1 / D1.0 DEMO PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING WALL/PARTITIONS TO BE REMOVED
- EXISTING WALL/PARTITIONS TO REMAIN
- HATCH AREA INDICATES EXISTING ASPHALT/CONCRETE TO BE REMOVED FOR NEW CONSTRUCTION.

DEMOLITION PLAN

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MIAMI
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SAN FRANCISCO
Seal:

2025 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
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REVISIONS
BID/PERMIT 12-28-2022
Addendum A 03-07-23

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PROJECT NO. 22.185.10
SHEET NUMBER
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ROSS_2541_D1.0a

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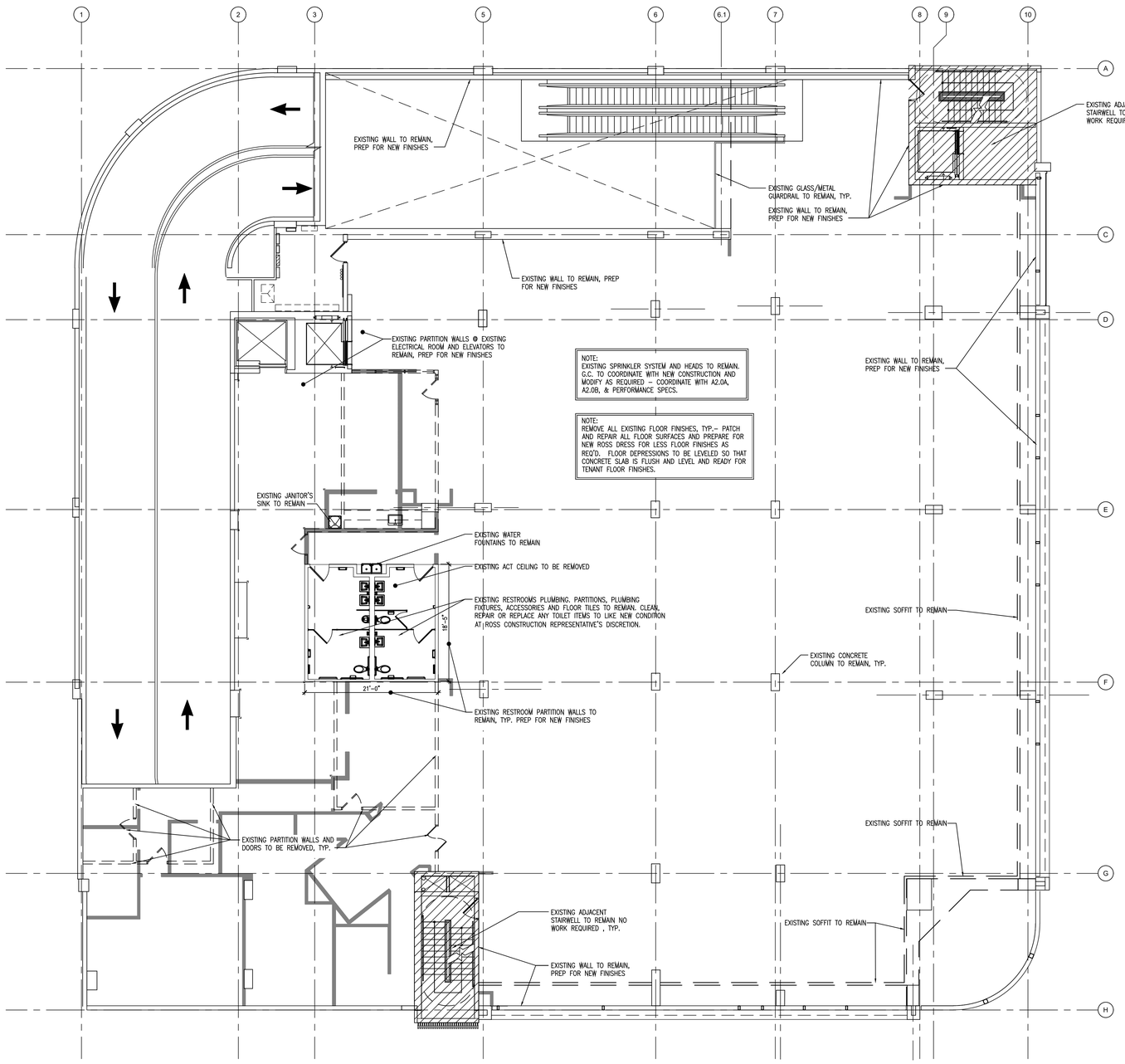
3 / D1.0 RESURVEY CERTIFICATION
SCALE: N/A



1 / D1.0b DEMO PLAN
SCALE: 1/8" = 1'-0"

N

LEGEND

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DEMOLITION PLAN

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CLEVELAND
COLUMBUS
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DENVER
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SAN FRANCISCO
Seal:

2025 DRESS FOR LESS

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ROSS_2541_D1.0b

MCG ARCHITECTS 2022
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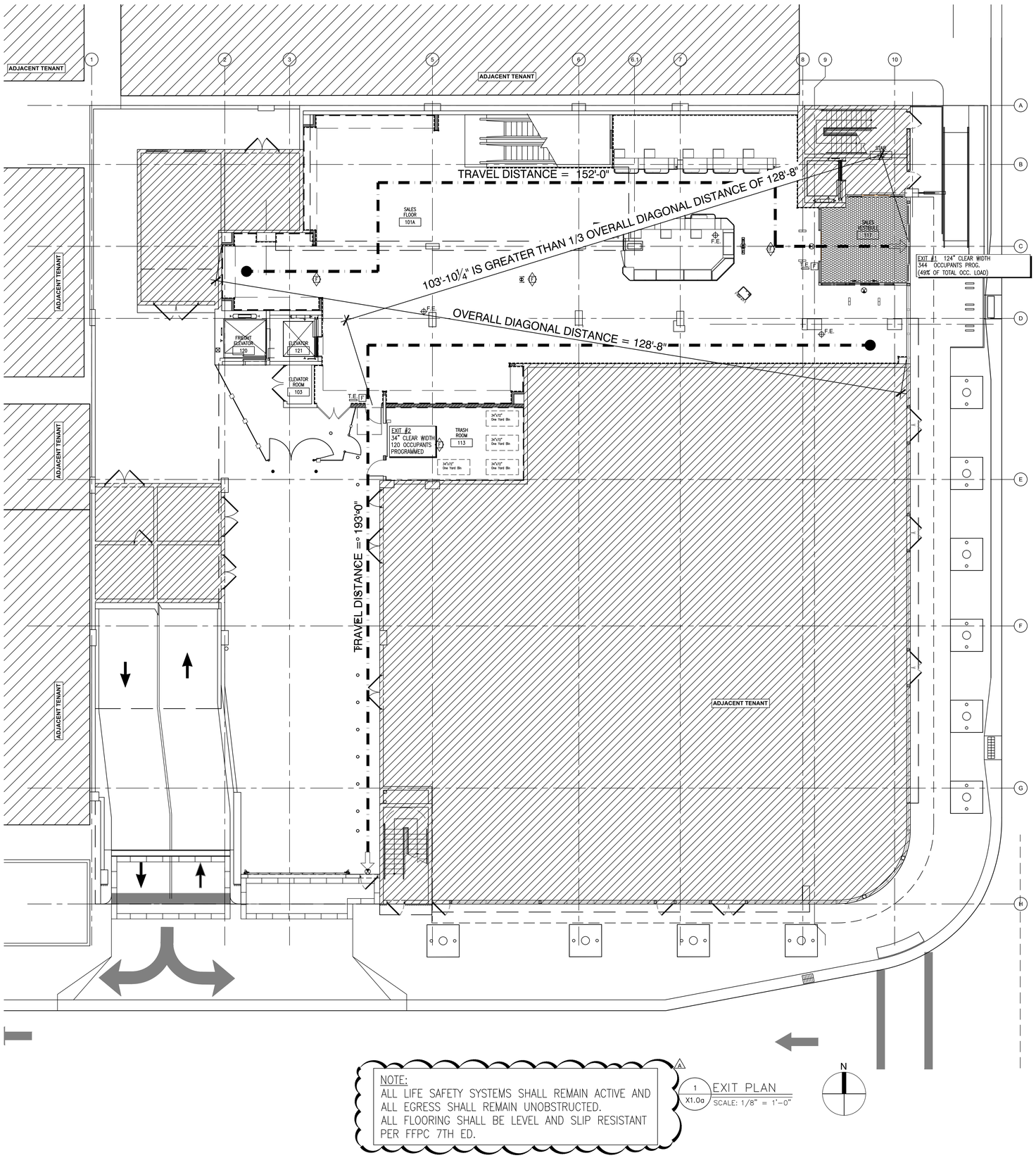

NOTE:
ALL LIFE SAFETY SYSTEMS SHALL REMAIN ACTIVE AND ALL EGRESS SHALL REMAIN UNOBSTRUCTED.
ALL FLOORING SHALL BE LEVEL AND SLIP RESISTANT PER FFPC 7TH ED.

1 / X1.0a — EXIT PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. NOTE: EXIT SIGNS INDICATED BY: ⊗ REFER TO SHEET E-1 ADDITIONAL EXIT SIGNS MAY BE REQUIRED TO BE PLACED SUCH THAT THE MAXIMUM DISTANCE TO A VISIBLE EXIT SIGN IS NOT MORE THAN 100 FEET.
2. PROVIDE TACTILE EXIT SIGNS AT THE FOLLOWING LOCATIONS:
   - A. EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT."
   - B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN," EXIT RAMP DOWN," EXIST STAIR UP"" EXIT RAMP UP."
   - C. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORDS, "EXIT ROUTE."
   - D. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
   - E. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT."
3. INSTALL PORTABLE FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2A-10BC AS REQUIRED, MAX. 75 FEET TRAVEL DISTANCE. FIRE EXTINGUISHER ACCESSIBILITY AND AVAILABILITY – EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. THEY SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AN AREA.
4. MAIN EXIT DOORS SHALL BE PROVIDED WITH A DURABLE SIGN OF ONE INCH (1") LETTERS CONTRASTING BACKGROUND INDICATING, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." NOTE: ONLY ONE DOOR OR SET OF DOORS MAY BE DESIGNATED AS THE MAIN EXIT.

LEGEND

- ⊗ EXIT SIGN – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- (F) CEILING MOUNTED FIRE ALARM SYSTEM HORN & STROBE – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- (V) CEILING MOUNTED FIRE ALARM SYSTEM STROBE. – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- FIRE ALARM SYSTEM HORN & STROBE (FLUSH MOUNTED) – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- [K] KNOX BOX
- [F] FIRE ALARM PULL STATION WITH PLASTIC ANTI-VANDALISM GUARD – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- ANN FIRE ANNUNCIATOR – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- FACP FIRE ALARM CONTROL PANEL – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- F.E. FIRE EXTINGUISHER PER LOCAL JURISDICTION PROVIDE ACCUFORM SIGN MODEL PSP330 AT EACH FIRE EXTINGUISHER LOCATION ON SALES FLOOR COLUMNS, COORDINATE HEIGHT WITH ROSS CONSTRUCTION MANAGER.
- (SD) SMOKE DETECTOR
- T.E. TACTILE EXIT SIGNS – SEE DETAIL 1 ON SHEET G1.3 FOR MORE INFORMATION

2 / X1.0a — GENERAL NOTES & LEGENDS
SCALE: NONE

EXITING PLAN

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Seal:

ROSS DRESS FOR LESS

STORE #2541
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1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022
A Addendum A 03-07-23

SCALE
1/8" = 1'-0"
DRAWN BY: RPM
PROJECT NO. 22.185.10

SHEET NUMBER
X1.0a

ROSS_2541_X1.0a

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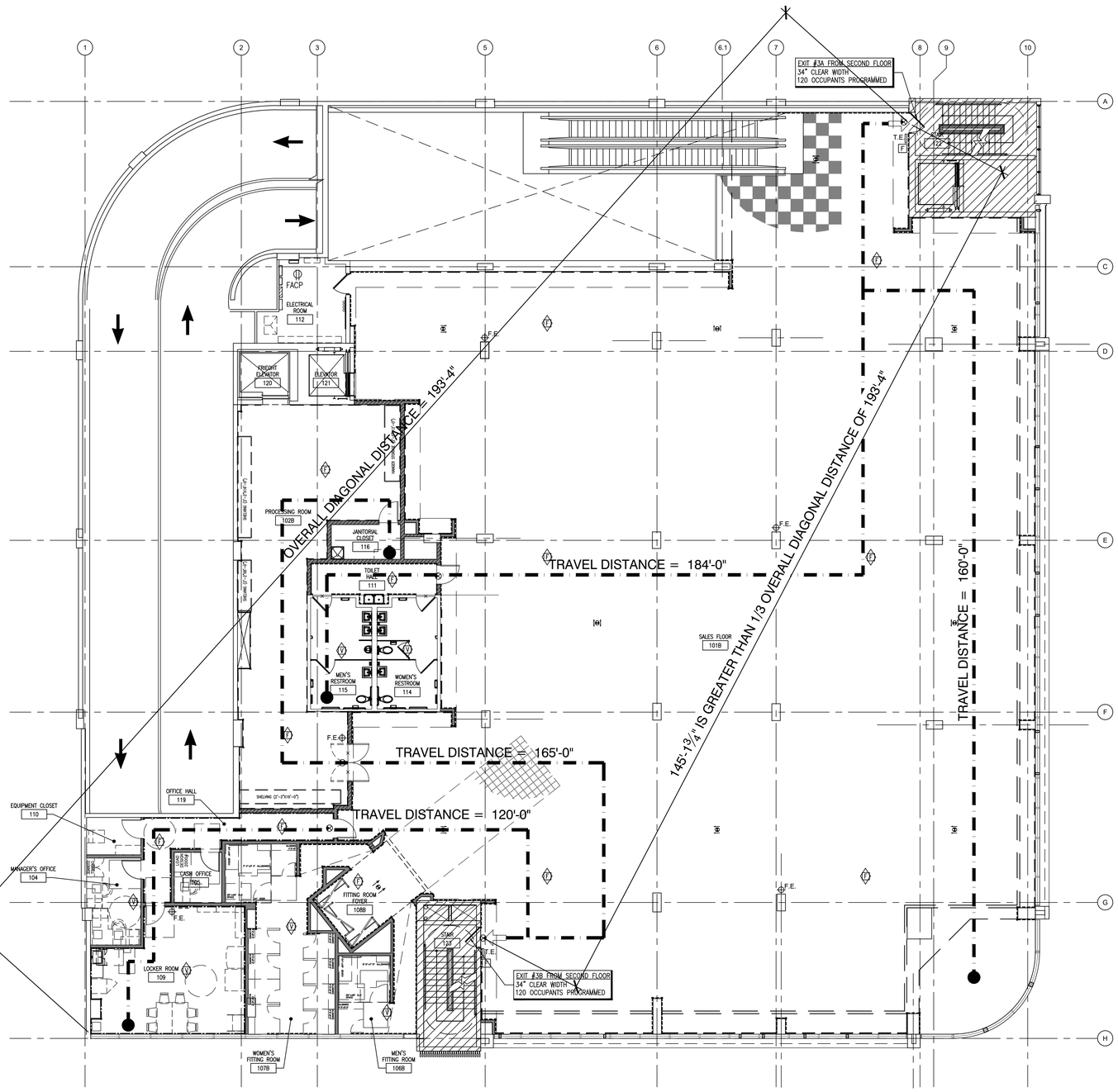

GENERAL NOTES:

1. NOTE: EXIT SIGNS INDICATED BY: (E) REFER TO SHEET E-1 ADDITIONAL EXIT SIGNS MAY BE REQUIRED TO BE PLACED SUCH THAT THE MAXIMUM DISTANCE TO A VISIBLE EXIT SIGN IS NOT MORE THAN 100 FEET.
2. PROVIDE TACTILE EXIT SIGNS AT THE FOLLOWING LOCATIONS:
   - A. EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT."
   - B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN," EXIT RAMP DOWN," EXIST STAIR UP" EXIT RAMP UP."
   - C. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORDS, "EXIT ROUTE."
   - D. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
   - E. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT."
3. INSTALL PORTABLE FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2A-10BC AS REQUIRED, MAX. 75 FEET TRAVEL DISTANCE. FIRE EXTINGUISHER ACCESSIBILITY AND AVAILABILITY – EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. THEY SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AN AREA.
4. MAIN EXIT DOORS SHALL BE PROVIDED WITH A DURABLE SIGN OF ONE INCH (1") LETTERS CONTRASTING BACKGROUND INDICATING, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." NOTE: ONLY ONE DOOR OR SET OF DOORS MAY BE DESIGNATED AS THE MAIN EXIT.

LEGEND

- EXIT SIGN – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- (F) CEILING MOUNTED FIRE ALARM SYSTEM HORN & STROBE – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- (V) CEILING MOUNTED FIRE ALARM SYSTEM STROBE. – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- FIRE ALARM SYSTEM HORN & STROBE (FLUSH MOUNTED) – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- [K] KNOX BOX
- [F] FIRE ALARM PULL STATION WITH PLASTIC ANTI-VANDALISM GUARD – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- ANN FIRE ANNUNCIATOR – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- FACP FIRE ALARM CONTROL PANEL – SEE ELEC. DWGS FOR ADDITIONAL INFORMATION
- F.E. FIRE EXTINGUISHER PER LOCAL JURISDICTION PROVIDE ACCUFORM SIGN MODEL PSP330 AT EACH FIRE EXTINGUISHER LOCATION ON SALES FLOOR COLUMNS, COORDINATE HEIGHT WITH ROSS CONSTRUCTION MANAGER.
- (SD) SMOKE DETECTOR
- T.E. TACTILE EXIT SIGNS – SEE DETAIL 1 ON SHEET G1.3 FOR MORE INFORMATION

2 / X1.0b GENERAL NOTES & LEGENDS
SCALE: NONE

NOTE:
ALL LIFE SAFETY SYSTEMS SHALL REMAIN ACTIVE AND ALL EGRESS SHALL REMAIN UNOBSTRUCTED.
ALL FLOORING SHALL BE LEVEL AND SLIP RESISTANT PER FFPC 7TH ED.

1 / X1.0b EXIT PLAN
SCALE: 1/8" = 1'-0"

N

LEVEL 2 EXITING PLAN

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SCALE
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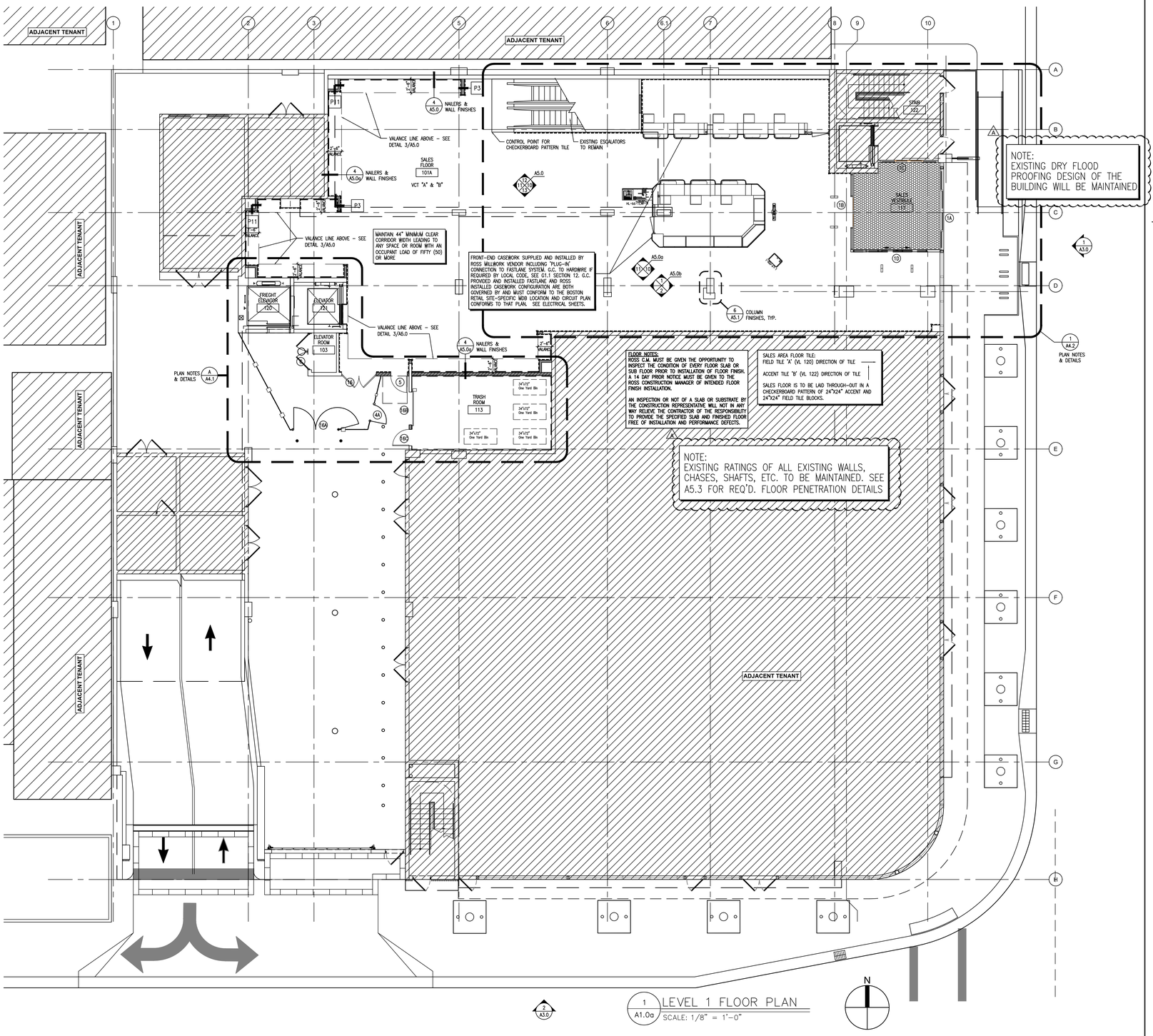

1 A1.0a LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NOTES

1. ALL AREAS SHALL COMPLY WITH FEDERAL, STATE, LOCAL CODE, AND REGULATORY REQUIREMENTS.
2. G.C. TO MAINTAIN A CLEAN WORK SITE ON A DAILY BASIS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
4. DIMENSIONS ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING OVERALL DIMENSIONS AND STRUCTURAL CONDITIONS PRIOR TO BEGINNING WORK. ANY DISCREPANCIES OR POTENTIALLY PROBLEMATIC CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER.
6. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS.
7. AISLE AND ENTRY LAYOUT, BACK-AREA AND OBJECT LOCATIONS ARE SUBJECT TO CHANGE BASED ON ROSS SITE SPECIFIC REQUIREMENTS. THE GENERAL CONTRACTOR MUST VERIFY THROUGH THE ROSS CONSTRUCTION REPRESENTATIVE THAT THE CORRECT AISLE LAYOUT IS IN USE PRIOR TO INSTALLING FLOORING AND LOCATING OBJECTS REQUIRING VERIFICATION (VL).
8. ALL WALLS ARE TO BE DESIGNED IN ACCORDANCE WITH GOVERNING CODES TO PROVIDE NECESSARY SUPPORT AND BRACING TO SAFELY CARRY ALL IMPOSED VERTICAL AND LATERAL LOADS (INCLUDING FIXTURE & SHELVING LOADS).
9. THE INTERIOR STORE LAYOUT MAY BE FIELD VERIFIED BY THE ROSS CONSTRUCTION MANAGER PRIOR TO THE START OF FRAMING. THE GENERAL CONTRACTOR IS TO PROVIDE THE ROSS CONSTRUCTION DEPARTMENT (ATTN: CONSTRUCTION COORDINATOR, FAX 510-505-4260) WITH A 14-DAY PRIOR WRITTEN NOTICE OF THE PROPOSED DATE FOR THIS FIELD VERIFICATION.
10. SEE SHEET A5.2 FOR WALL TYPES AND TYP. DETAILS
11. SEE SHEET A6.0 FOR ROOM FINISH SCHEDULE AND DOOR & HARDWARE SCHEDULE.
12. MAINTAIN 44" MINIMUM CLEAR CORRIDOR WIDTH LEADING TO ANY SPACE OR ROOM WITH AN OCCUPANT LOAD OF FIFTY (50) OR MORE.
13. NO OBJECT CREATING AN OBSTRUCTION TO CIRCULATION OR TO VISIBILITY IS TO BE PLACED IN FRONT OF THE ROSS ELEVATION WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE CPM FOR EACH OBSTRUCTION.
14. PROVIDE REQUIRED AREA OF LEVEL LANDING AT ALL EXTERIOR DOORS, MAX. 2% SLOPE IN ANY DIRECTION.
15. ALL FOOD PRODUCTS OFFERED FOR SALE ARE PRE-PACKAGED. THE MERCHANDISE IS TYPICALLY LOCATED ON 100 TO 125 LINEAL FEET OF SHELVES WITHIN THE HOME ACCENTS DEPARTMENT. AREA OF PRE-PACKED GOODS IS UNDER 300 S.F. THE PRODUCTS ARE GIFT AND SPECIALTY ITEMS SUCH AS BOTTLED SAUCES, PACKAGED CANDY, COFFEE, COOKING SPICES, PACKAGED PASTA, GOURMET SPECIALTIES AND GIFT PACK ASSORTMENTS.
16. ITEMS TO BE VERIFIED: WITH THE EXCEPTION OF EXTINGUISHER LOCATIONS (WHICH MUST BE VERIFIED THROUGH LOCAL AUTHORITY & THE ROSS STORE MANAGER), VERIFICATION FOR THE LOCATIONS OF THOSE ITEMS MARKED (VL) OR "TO BE VERIFIED".
17. GLAZING WITHIN 24" OF A DOORWAY AND LESS THAN 60" ABOVE A WALKWAY SHALL BE SAFETY GLAZING. SEE SHEET A3.0.
18. ANY SURFACES, FINISHES, EQUIPMENT, ETC. INDICATED AS "EXISTING TO REMAIN" OR "RELOCATED" SHALL BE REFURBISHED OR REPAIRED AS NECESSARY TO LIKE NEW CONDITION.

WALL PANEL / PLYWOOD LEGEND

- 4'-0" HIGH x 3/4" PLYWOOD WAINSCOT, V.L. & 1 ROW OF 1X4 ANCHOR BOARD MOUNTED @ 87" A.F.F.
- 8'H x 3/4" APA A-D PLYWOOD BACKBOARD HORIZ. (FULL HEIGHT AT LADDER)
- 3 ROWS OF 1x4 WOOD NAILERS MOUNTED @ 9", 48", AND 87" A.F.F.
- WALL PANELS MOUNTED TO +6'-0" A.F.F., SEE ROOM FINISH SCHEDULE AND NOTE #15 ON A6.0 FOR LOCATIONS
- WALL PANELS MOUNTED TO +4'-0" A.F.F., SEE ROOM FINISH SCHEDULE AND NOTE #15 ON A6.0 FOR LOCATIONS
- CORNER GUARD – (CG-1 OR CG-2) SEE FINISH SCHEDULE, SHEET A6.0

NOTE: REFER TO PLYWOOD PLAN, SHEET A1.4 FOR PLYWOOD REQUIRED WITHIN WALL ASSEMBLY. PAINT P-1 ABOVE PANELS U.N.O. ON PLAN.
NOTE: G.C. TO VERIFY EXACT LOCATIONS OF RIGID WALL COVERING WITH ROSS CM – SEE DETAL 8/A5.0

WALL LEGEND

- EXISTING WALL CONSTRUCTION.
- NEW STUD FURRING ON EXIST. WALL
- NEW STUD FRAMING. SEE SHEET A5.2 FOR MORE INFO.
- NEW FULL HEIGHT STUD FRAMING. SEE SHEET A5.2 FOR MORE INFO.
- NEW FULL HEIGHT ACCOUSTICALLY INSULATED AND SEALED METAL STUD FULL HEIGHT WALL
- N.I.C. SPACE

SYMBOL LEGEND

- (X) DOOR NUMBER MARKER. SEE SHEET A6.0 FOR DOOR SCHEDULE.
- XXXX FLOOR FINISH MARKER. SEE SHEET A6.0 FOR ROOM FINISH SCHEDULE.
- FLOOR TRANSITION STRIP. SEE SHEET A6.0 FOR MATERIAL DESCRIPTION.
- V.L. VERIFY LOCATION WITH ROSS CPM
- P# WALL TYPE. SEE SHEET A5.2

FLOOR PLAN - LEVEL 1

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REVISIONS
BID/PERMIT 12-28-2022
A Addendum A 03-07-23

SCALE
1/8" = 1'-0"
DRAWN BY: RPM
PROJECT NO. 22.185.10

SHEET NUMBER
A1.0a

ROSS_2541_A1.0a

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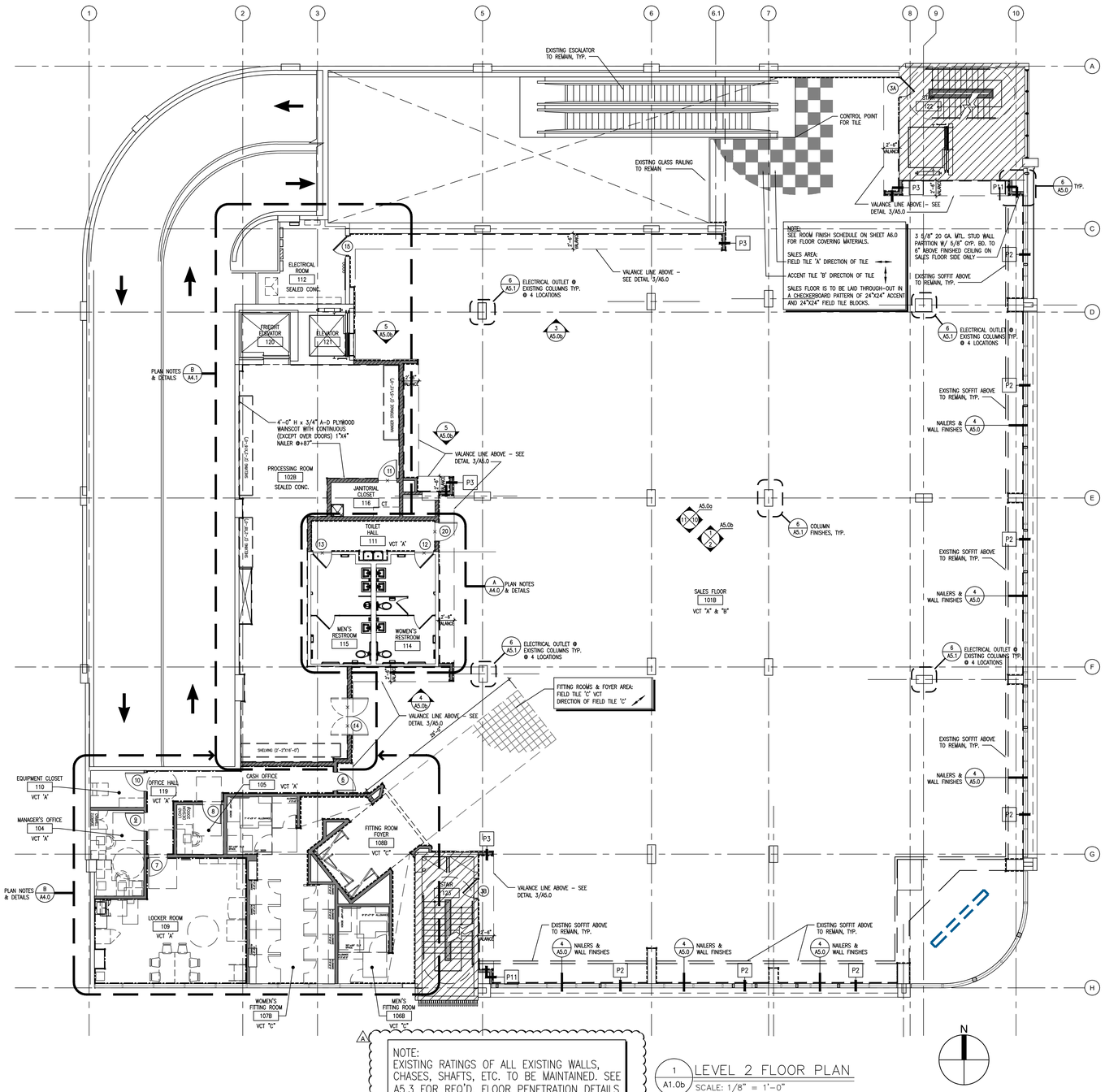

NOTE:
EXISTING RATINGS OF ALL EXISTING WALLS, CHASES, SHAFTS, ETC. TO BE MAINTAINED. SEE A5.3 FOR REQ'D. FLOOR PENETRATION DETAILS

1 / A1.0b LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NOTES

1. ALL AREAS SHALL COMPLY WITH FEDERAL, STATE, LOCAL CODE, AND REGULATORY REQUIREMENTS.
2. G.C. TO MAINTAIN A CLEAN WORK SITE ON A DAILY BASIS.
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11. SEE SHEET A6.0 FOR ROOM FINISH SCHEDULE AND DOOR & HARDWARE SCHEDULE.
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13. NO OBJECT CREATING AN OBSTRUCTION TO CIRCULATION OR TO VISIBILITY IS TO BE PLACED IN FRONT OF THE ROSS ELEVATION WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE CPM FOR EACH OBSTRUCTION.
14. PROVIDE REQUIRED AREA OF LEVEL LANDING AT ALL EXTERIOR DOORS, MAX. 2% SLOPE IN ANY DIRECTION.
15. ALL FOOD PRODUCTS OFFERED FOR SALE ARE PRE-PACKAGED. THE MERCHANDISE IS TYPICALLY LOCATED ON 100 TO 125 LINEAL FEET OF SHELVES WITHIN THE HOME ACCENTS DEPARTMENT. AREA OF PRE-PACKED GOODS IS UNDER 300 S.F. THE PRODUCTS ARE GIFT AND SPECIALTY ITEMS SUCH AS BOTTLED SAUCES, PACKAGED CANDY, COFFEE, COOKING SPICES, PACKAGED PASTA, GOURMET SPECIALTIES AND GIFT PACK ASSORTMENTS.
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WALL PANEL / PLYWOOD LEGEND

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- 8'H x 3/4" APA A-D PLYWOOD BACKBOARD HORIZ. (FULL HEIGHT AT LADDER)
- 3 ROWS OF 1x4 WOOD NAILERS MOUNTED @ 9", 48", AND 87" A.F.F.
- WALL PANELS MOUNTED TO +6'-0" A.F.F., SEE ROOM FINISH SCHEDULE AND NOTE #15 ON A6.0 FOR LOCATIONS
- WALL PANELS MOUNTED TO +4'-0" A.F.F., SEE ROOM FINISH SCHEDULE AND NOTE #15 ON A6.0 FOR LOCATIONS
- CORNER GUARD – (CG-1 OR CG-2) SEE FINISH SCHEDULE, SHEET A6.0

NOTE: REFER TO PLYWOOD PLAN, SHEET A1.4 FOR PLYWOOD REQUIRED WITHIN WALL ASSEMBLY. PAINT P-1 ABOVE PANELS U.N.O. ON PLAN.
NOTE: G.C. TO VERIFY EXACT LOCATIONS OF RIGID WALL COVERING WITH ROSS CM – SEE DETAIL 8/A5.0

WALL LEGEND

- EXISTING WALL CONSTRUCTION.
- NEW STUD FURRING ON EXIST. WALL
- NEW STUD FRAMING. SEE SHEET A5.2 FOR MORE INFO.
- NEW FULL HEIGHT STUD FRAMING. SEE SHEET A5.2 FOR MORE INFO.
- NEW FULL HEIGHT ACCOUSTICALLY INSULATED AND SEALED METAL STUD FULL HEIGHT WALL
- N.I.C. SPACE

SYMBOL LEGEND

- (X) DOOR NUMBER MARKER. SEE SHEET A6.0 FOR DOOR SCHEDULE.
- XXXX FLOOR FINISH MARKER. SEE SHEET A6.0 FOR ROOM FINISH SCHEDULE.
- X FLOOR TRANSITION STRIP. SEE SHEET A6.0 FOR MATERIAL DESCRIPTION.
- V.L. VERIFY LOCATION WITH ROSS CPM
- P# WALL TYPE. SEE SHEET A5.2

FLOOR PLAN - LEVEL 2

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Addendum A 03-07-23

SCALE 1/8" = 1'-0"
DRAWN BY: RPM
PROJECT NO. 22.185.10
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A1.0b
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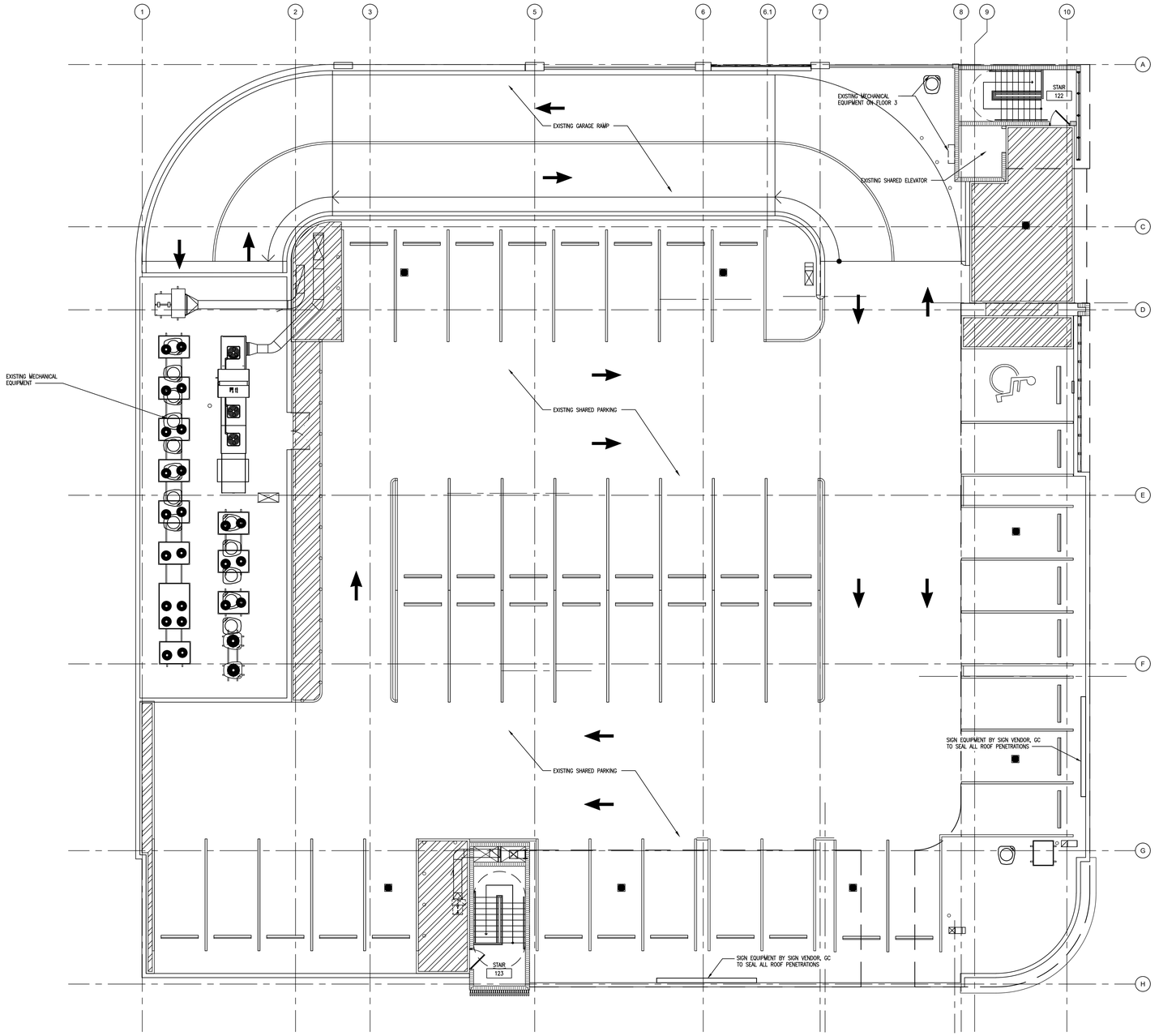

A1.1 ROOF PLAN
SCALE: 1/8" = 1'-0"

N

ROOF PLAN NOTES

1. SEE CRITERIA SHEET G1.1 NOTES 6.4 AND 7.10 FOR SHELL INSULATION REQUIREMENTS.
2. SEE CRITERIA SHEET G1.1 NOTE 9.4 FOR RAIN WATER LEADER REQUIREMENTS.
3. WALK PAD AROUND UNITS AND AT ACCESS DOORS REQUIRED (30" MIN. WIDTH). MATERIAL TO BE COMPATIBLE WITH ROOFING SYSTEM USED AND ADHERED TO MEMBRANE. T.P.O OR E.P.D.M. 6 MIL. MIN.
4. PROVIDE PIPE FLASHINGS AND CONDUIT FLASHINGS AS SPECIFIED ON MECHANICAL DRAWINGS.
5. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.
6. NOT USED.
7. REFER TO PLUMBING DRAWINGS, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THIS ROOF PLAN; HOWEVER ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN NEW ROOFING WARRANTIES.
8. INSULATE ALL UN-INSULATED ROOF CURBS WITH 1" INSULATION - MINIMUM.
9. PROVIDE VTR ROOF AS REQUIRED FOR PLUMBING SYSTEMS. LOCATION TO BE NO CLOSER THAN 5'-0" TO PARAPET CONDITION AND NO CLOSER THAN 10'-0" TO ANY AIR INTAKE.
10. NOT USED.
11. SEE 6/A1.1 FOR TYPICAL ROOF PENETRATION DETAIL.
12. CONDENSATION DRAINS TO BE PVC UNLESS REQUIRED TO BE COPPER AND PIPED ABOVE ROOF TO THE NEAREST DRAIN. MIRO DEVICE MODEL #3R OR EQUAL REQUIRED TO ADEQUATELY SUPPORT LINES AND REQUIRED MEMBRANE PAD UNDER EACH SUPPORT. EXPOSED CONDENSATE LINES TO BE PAINTED GRAY.
13. REMOVE ALL OBSOLETE PIPING, PLUMBING, ETC. FROM OLD RTUs.
14. SEE TYPICAL DETAIL 5/A1.1 FOR NEW ROOF CURB. ONLY EQUIPMENT MANUFACTURER'S CURBS ARE TO BE USED. UNIVERSAL CURBS ARE NOT PERMITTED.
15. EXPOSED METAL GAS LINES ARE TO BE PAINTED WITH (2) COATS RUST INHIBITING SAFETY YELLOW PAINT AND BE SUPPORTED BY PIPE SUPPORT SYSTEM.
16. PROVIDE ROOF OPENING STRUCTURAL FRAMES AS REQUIRED. SEE STRUCT. DWGS.
17. PROVIDE A TAPERED RIGID ROOF INSULATION CRICKET AT EACH NEW R.T.U., ROOF HATCH, AND ALL OTHER EQUIPMENT AND PENETRATIONS IN DIRECTION OF PITCH.
18. GENERAL ROOF REPAIRS AND CLEANING/CLEARING OF ROOF DRAINS, GUTTERS & DOWNSPOUTS SHALL BE PROVIDED BY CONTRACTOR.
19. ALL EXISTING ROOF CURBS NOT BEING REUSED MUST BE REMOVED. OPENING TO BE PATCHED WITH DECKING PRIOR TO RE-ROOFING. NEW ROOFING TO MATCH EXISTING.

ROOF PLAN & DETAILS

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SCALE
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PROJECT NO. 22.185.10

SHEET NUMBER
A1.1

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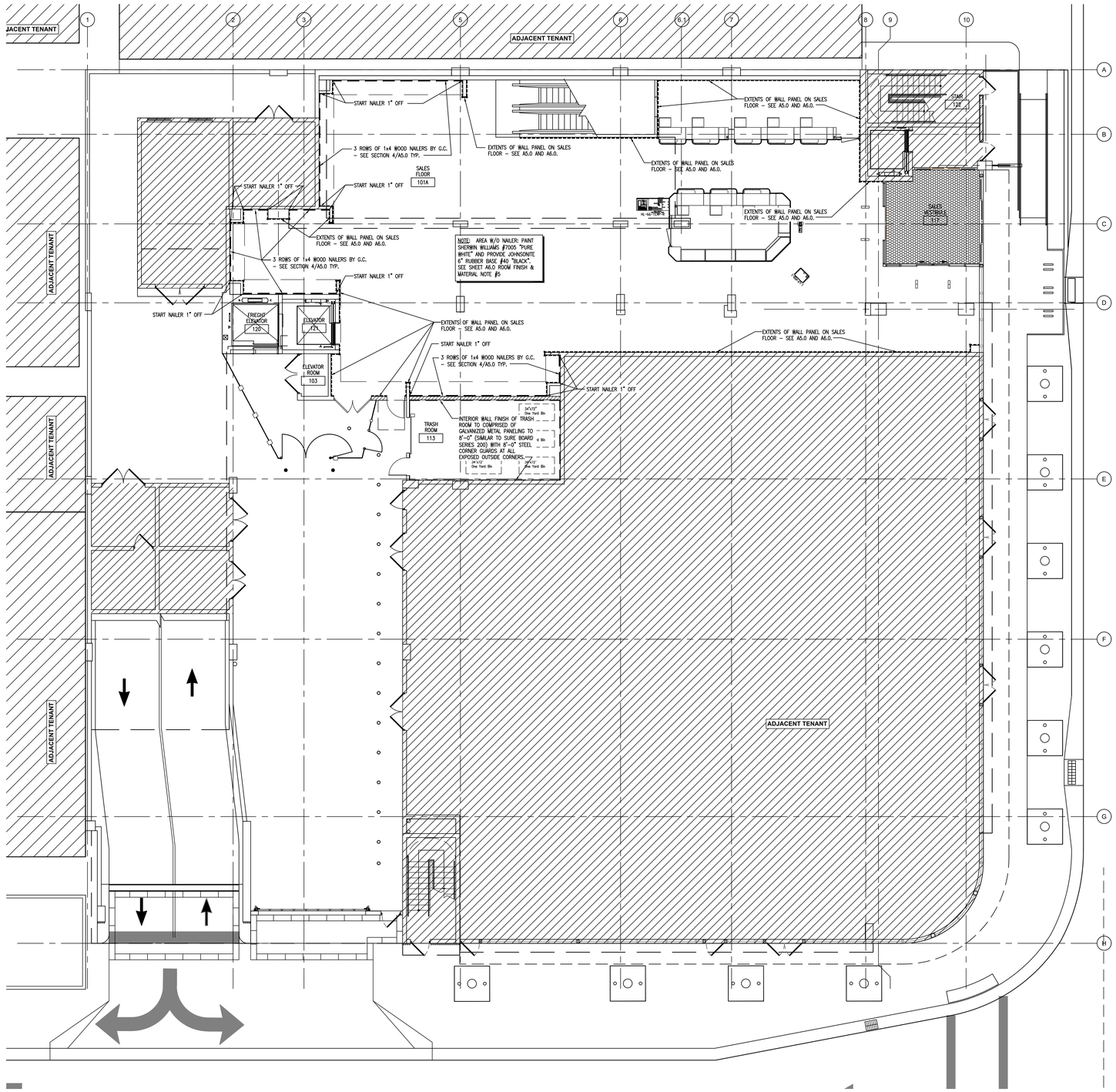

PLYWOOD LEGEND

PLYWD-1		1/2" CDX PLYWOOD BACKING TO 6" ABOVE CLG. INSTALLED OVER MTL. STUD FRAMING BEFORE INSTALLATION OF GYP. BRD. (SEE WALL TYPE LEGEND ON A5.2 FOR MORE INFORMATION) INSTALL HORIZONTALLY WITH STAGGERED JOINTS. USE #10 SCREWS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE STUDS.
PLYWD-2		8'H x 3/4" APA A-D PLYWOOD BACKBOARD HORIZ. OVER GYP. BRD. @ ELEC. RM. (FULL HEIGHT AT LADDER)
		4'-0" HIGH x 3/4" FRT. PLYWOOD WAINSCOT WITH 1" x 4" CONTINUOUS @ 87" A.F.F. INSTALLED ON TOP OF GYP. BD.

NOTE:
ALL PLYWOOD LOCATED IN WALL ASSEMBLY TO BE FIRE RETARDANT TREATED

	3 ROWS OF 1X4 WOOD NAILERS MOUNTED @ 9", 48", AND 87" A.F.F. TO BOTTOM OF NAILER, SEE DETAIL SHEET DETAIL 4/A5.0.
	AT RESTROOMS & JANITOR'S CLOSET: 5/8" A-C, G-1, EXT-APA PLYWOOD FROM FINISH FLOOR TO 6" ABOVE CEILING. TAPE ALL SEAMS SMOOTH.
	WALL PANELS - SEE A5.0 AND A6.0.
V.I.	VERIFY LOCATION WITH ROSS CPM PRIOR TO INSTALLATION.

2 A1.4a PLYWOOD LEGEND
SCALE: 1/8" = 1'-0"

1 A1.4a PLYWOOD PLAN
SCALE: 1/8" = 1'-0"

N

PLYWOOD PLAN

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SCALE
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A1.4a

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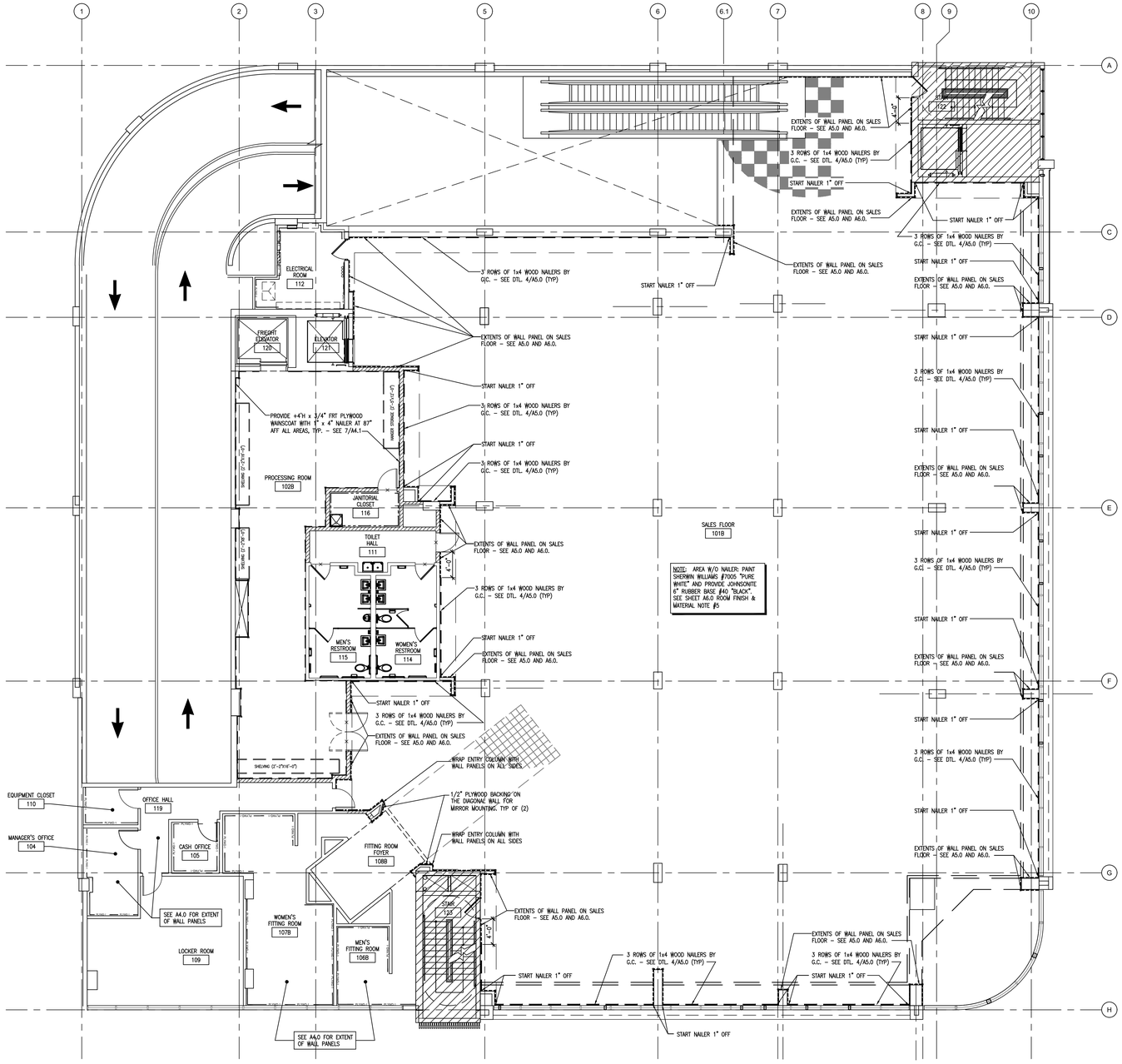

PLYWOOD LEGEND

PLYWD-1	1/2" CDX PLYWOOD BACKING TO 6" ABOVE CLG. INSTALLED OVER MTL. STUD FRAMING BEFORE INSTALLATION OF GYP. BRD. (SEE WALL TYPE LEGEND ON A5.2 FOR MORE INFORMATION) INSTALL HORIZONTALLY WITH STAGGERED JOINTS. USE #10 SCREWS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE STUDS.
PLYWD-2	8'H x 3/4" APA A-D PLYWOOD BACKBOARD HORIZ. OVER GYP. BRD. @ ELEC. RM. (FULL HEIGHT AT LADDER)
	4'-0" HIGH x 3/4" FRT. PLYWOOD WAINSCOT WITH 1" x 4" CONTINUOUS @ 87" A.F.F. INSTALLED ON TOP OF GYP. BD.

NOTE:
ALL PLYWOOD LOCATED IN WALL ASSEMBLY TO BE FIRE RETARDANT TREATED

	3 ROWS OF 1X4 WOOD NAILERS MOUNTED @ 9", 48", AND 87" A.F.F. TO BOTTOM OF NAILER. SEE DETAIL SHEET DETAIL 4/A5.0.
	AT RESTROOMS & JANITOR'S CLOSET: 5/8" A-C, G-1, EXT-APA PLYWOOD FROM FINISH FLOOR TO 6' ABOVE CEILING. TAPE ALL SEAMS SMOOTH.
	WALL PANELS - SEE A5.0 AND A6.0.
V.L.	VERIFY LOCATION WITH ROSS CPM PRIOR TO INSTALLATION.

2 / A1.4b PLYWOOD LEGEND
SCALE: 1/8" = 1'-0"

1 / A1.4b PLYWOOD PLAN
SCALE: 1/8" = 1'-0"

N

PLYWOOD PLAN

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CLEVELAND
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CLEARWATER
MIAMI
NAPLES
PHOENIX
SAN FRANCISCO

Seal:

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ROSS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
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SCALE
AS NOTED

DWN BY:
PROJECT NO. 22.185.10

SHEET NUMBER
A1.4b

ROSS_2541_A1.4b

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NOTES:

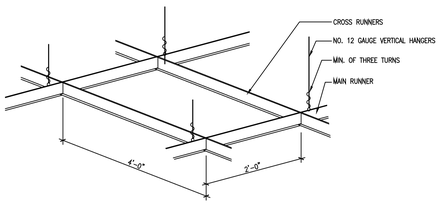
1. METAL SUSPENSION SYSTEM FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS SHALL CONFORM TO THE CURRENT REQUIREMENTS OF ASTM C635 FOR INTERMEDIATE DUTY SYSTEMS.

2. INSTALLATION OF METAL CEILING SUSPENSION SYSTEM FOR ACOUSTICAL TILE AND LAY-IN PANELS SHALL CONFORM TO THE CURRENT REQUIREMENT OF ASTM C636.

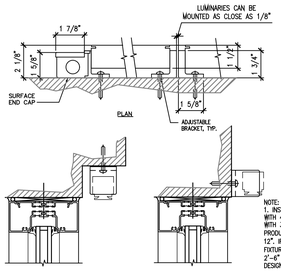
3. MAIN RUNNERS @ 4'-0" O.C. CROSS RUNNERS @ 2'-0" O.C.

4. VERTICAL HANGERS TO BE MAX. 8" FROM WALLS.

5. ARCHITECT OF RECORD TO CONFIRM SEISMIC REQUIREMENTS FOR SITE.



1 / A2.0a SUSPENDED CEILING SUPPORT SYSTEM
SCALE: N.T.S.



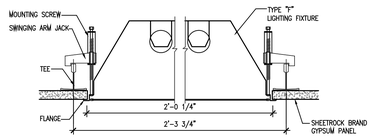
(1) ADJUSTABLE SOFFIT MOUNT

(2) ADJUSTABLE SURFACE MOUNT

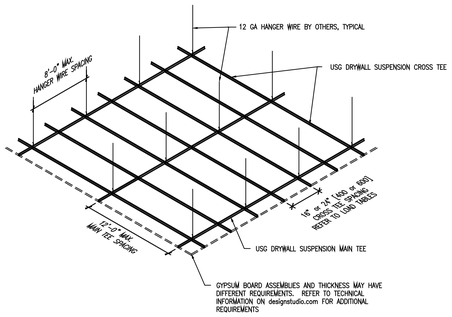
NOTE:
1. INSTALL WINONA LED LIGHT FIXTURES, STARTING WITH 4FT. LENGTHS AND MAKING UP THE RUN WITH 3FT. FIXTURES. WINONA LIGHTS CAN BE PRODUCED IN 6" INCREMENTS WITH A MINIMUM OF 12". IF NECESSARY SHOW CUSTOM LENGTH FIXTURE. i.e. FOR A 5FT. WIDE WINDOW SHOW (2) 2'-6" LENGTHS FIXTURES, ETC. NOTE 'X' DESIGNATES BRACKET TYPE.

2. LIGHT FIXTURE & BRACKETS TO BE ORDERED THROUGH AMERICAN WHOLESALE LIGHTING (AWL), NO EXCEPTIONS.

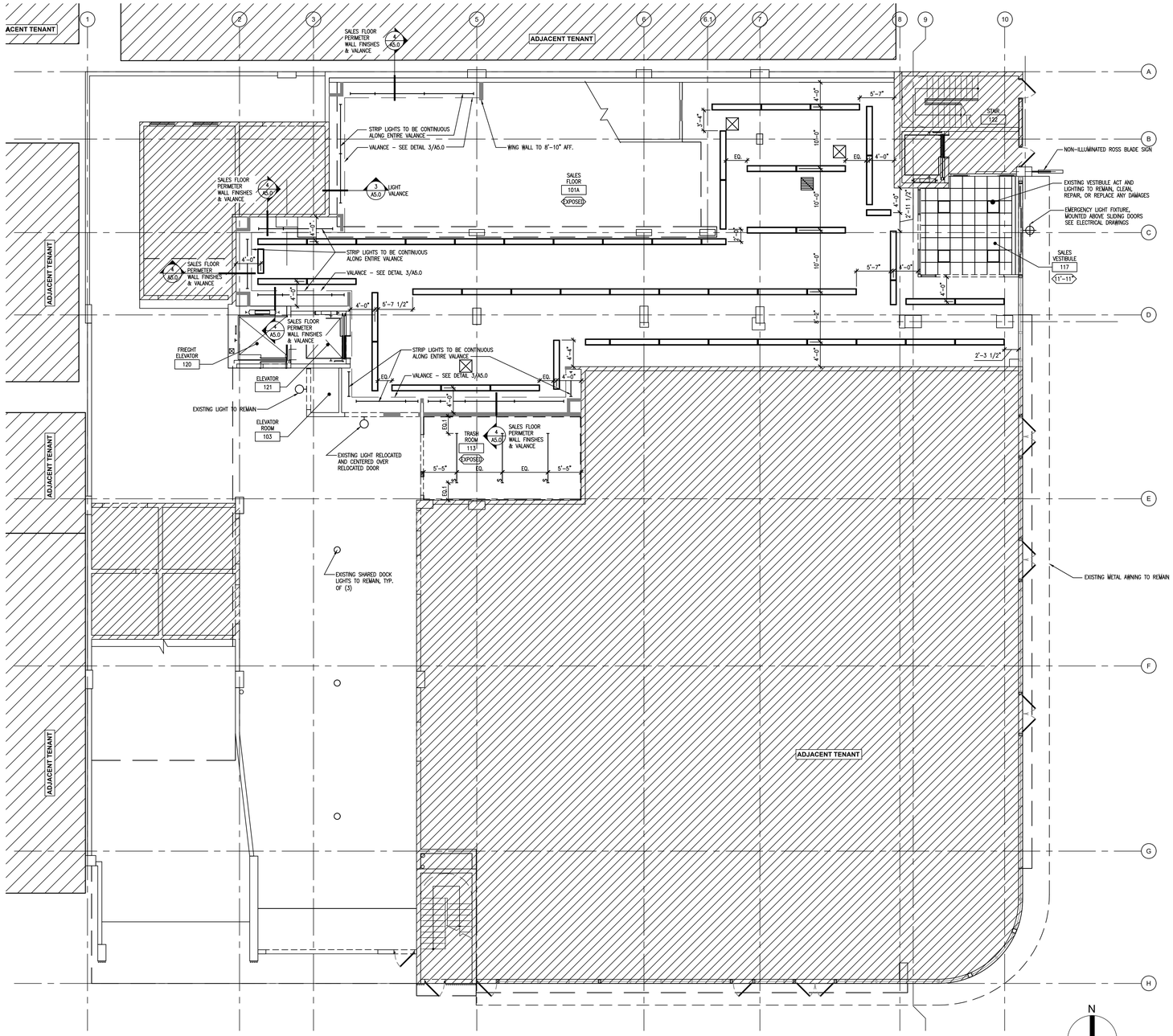
2 / A2.0a WINONA WINDOW GRAPHIC LED LUMINARIES
SCALE: N.T.S.



3 / A2.0a LIGHT FIXTURE FRAMING
SCALE: 1 1/2" 1'-0"



4 / A2.0 DRYWALL CEILING SUPPORT SYSTEM
SCALE: N.T.S.



A / A2.0a REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

ARCHITECTURAL REFLECTED CEILING PLAN LEGEND - OPEN CEILING

LIGHTING IS TO BE COORDINATED WITH AND PROCURED FROM AMERICAN WHOLESALE LIGHTING (SEE SHEET A0.0 FOR CONTACT INFORMATION). NO SUBSTITUTIONS ALLOWED. SEE ELECTRICAL SHEETS FOR MORE INFORMATION.

- NEW 2X4 LED LIGHT FIXTURE IN ACT CEILING
- NEW 2X4 FLANGED LED LIGHT FIXTURE IN GYP. BD. CEILING
- NEW SUSPENDED SALES FLOOR LIGHT FIXTURE
- 9'-0" CEILING HEIGHT
- LED LIGHT FIXTURE – REFER TO ELECTRICAL DRAWINGS FOR VARYING FIXTURE TYPES
- SURFACE MOUNTED LIGHT FIXTURE WITH LENS COVER
- SHIELDED DOCK LIGHT
- NON-SHIELDED DOCK LIGHT
- PRE-FINISHED POWER POLE PROVIDED AS PART OF FRONT END MODULAR SYSTEM PROVIDED AND INSTALLED BY ROSS FIXTURE VENDOR.
- GYPSUM BOARD CEILING, USG DRYWALL SUSPENSION SYSTEM, OR EQUAL
- SUSPENDED ACOUSTICAL CEILING TILE
- SINGLE FACE EXIT SIGN, GREEN LETTERS, PENDANT MOUNT.
- DUAL FACE EXIT SIGN, GREEN LETTERS, PENDANT MOUNT.
- CEILING SUPPLY AIR DIFFUSER
- CEILING RETURN AIR GRILLE
- CEILING EXHAUST AIR GRILLE
- CEILING THERMAFUSER VARIABLE SUPPLY AIR DIFFUSER
- ROUND CEILING SUPPLY AIR DIFFUSER
- REMOTE MOUNTED EMERGENCY LIGHT WITH INTERIOR MOUNTED BATTERY PACK ABOVE CEILING
- SURELITE REMOTE RECESSED EMERGENCY LIGHTS WITH INTERIOR MOUNTED BATTERY PACK ABOVE CEILING
- EXTERIOR WALL PACK (SEE ELECTRICAL DRAWINGS)

REFLECTED CEILING PLAN NOTES - OPEN CEILING

1. SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHT LOCATIONS.

2. SEE ROOM FINISH SCHEDULE ON SHEET A6.0 FOR CEILING/SOFFIT FINISHES.

3. LIGHT FIXTURE IN EQUIPMENT CLOSET AND JANITORIAL CLOSET TO BE SURFACE MOUNTED WITH A COVER.

4. OVERHEAD FIRE PROTECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH PROTOTYPE CRITERIA SHEET G1.1 ITEM 13 (CONSTRUCTION: AUTOMATIC SPRINKLER SYSTEM). (AUTOMATIC SPRINKLER SYSTEM) HEAD TO BE RECESSED OR SEMI-RECESSED TYPE, CENTERED WITHIN TILES OF A SUSPENDED CEILING, UNIFORMLY LOCATED IN ROOMS WITH HARD CEILINGS AND MOUNTED AT OR ABOVE LIGHT FIXTURE HEIGHTS (AT NO TIME BELOW LIGHT FIXTURE). COORDINATE WITH OTHER TRADES TO AVOID DISRUPTION OF LIGHTING AND HVAC LAYOUT.

5. PROVIDE SEISMIC BRACING AND COMPRESSION STRUTS AS REQUIRED BY CODE. SUSPEND LIGHTING FIXTURES PER CODE REQUIREMENTS.

6. NOT USED.

7. NOT USED.

8. THE LIGHT FIXTURE IN THE JANITORIAL CLOSET 116 AND THE ELECT. ROOM 112 SHALL BE CIRCUITED FROM THE NEAREST NIGHTLIGHT CIRCUIT. A SINGLE POLE WALL SWITCH IS TO BE PROVIDED WHICH WILL ENERGIZE OR DE-ENERGIZE THE FIXTURE AT ANYTIME.

9. SALES FLOOR FIRE ALARM SYSTEM STROBES ARE ONLY TO BE MOUNTED BY PENDANT FROM STRUCTURE OR ON COLUMNS. NO EXCEPTIONS.

10. ALL REQUIRED EXIT SIGNS AT SALES FLOOR TO BE PENDANT MOUNTED UNLESS AHJ STATES OTHERWISE. EXIT SIGNS ARE NOT TO BE MOUNTED TO WALLS. IF EXIT SIGNS ARE REQUIRED ON WALLS, APPROVAL FROM ROSS CM IS REQUIRED. REQUIRED BATTERY BACKUP FOR EMERGENCY LIGHTS AT EGRESS DOORS ARE TO BE MOUNTED ABOVE 13'-6" A.F.F.

11. SALES FLOOR STRIP LIGHTS ARE TO BE MOUNTED AT 13'-6" A.F.F. ALL MOUNTING HARDWARE WILL BE BY G.C. VERIFY WITH AHJ FOR SPECIAL MOUNTING REQUIREMENTS.

12. TOP OF COLUMN ENCLOSURES, WING WALL, BOXED CORNERS AND FITTING FOYER TO BE CAPPED WITH PLYWOOD AT 14'-0" AFF.

13. PAINT ON SALES FLOOR WALLS TO BE SW#7005-PURE WHITE TO UNDERSIDE OF DECK.

14. IF INSULATION IS NOT ON TOP OF DECK, THEN BATT INSULATION BELOW DECK TO BE PROVIDED WITH WHITE VINYL SCRIM SHEETS AND SUSPENDED PER MANUFACTURERS RECOMMENDATIONS.

15. AT SALES FLOOR: ALL STRUCTURE, INSULATION, CONDUIT, EXPOSED BUILDING ELEMENTS, ETC. AT OPEN CEILING CONDITIONS TO BE PAINTED SW#7005-PURE WHITE; ALL WIRING TO BE WHITE, UNLESS OTHERWISE APPROVED BY ROSS CONSTRUCTION REPRESENTATIVE, AND BE ORGANIZED, GROUPED AND TIDY.

REFLECTIVE CEILING PLAN - LEVEL 1

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1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
1/8" = 1'-0"

DRAWN BY:
PROJECT NO. 22.185.10

SHEET NUMBER
A2.0a

ROSS_2541_A2.0a

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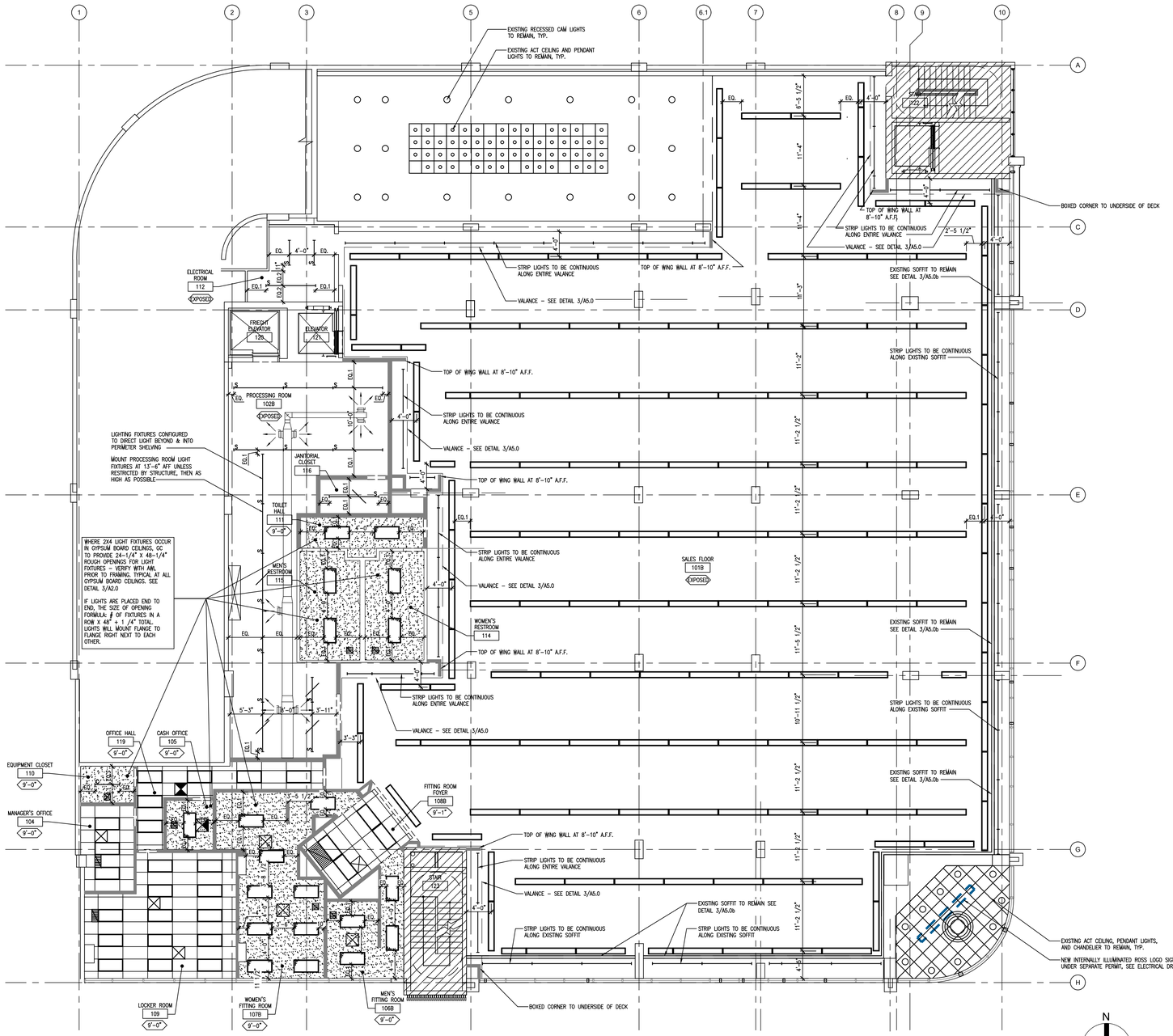

A / A2.0b LEVEL 2 REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

ARCHITECTURAL REFLECTED CEILING PLAN LEGEND - OPEN CEILING

LIGHTING IS TO BE COORDINATED WITH AND PROCURED FROM AMERICAN WHOLESALE LIGHTING (SEE SHEET A0.0 FOR CONTACT INFORMATION). NO SUBSTITUTIONS ALLOWED. SEE ELECTRICAL SHEETS FOR MORE INFORMATION.

- NEW 2X4 LED LIGHT FIXTURE IN ACT CEILING
- NEW 2X4 FLANGED LED LIGHT FIXTURE IN GYP. BD. CEILING
- NEW SUSPENDED SALES FLOOR LIGHT FIXTURE
- 9'-0" CEILING HEIGHT
- LED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS FOR VARYING FIXTURE TYPES
- SURFACE MOUNTED LIGHT FIXTURE WITH LENS COVER
- SHIELDED DOCK LIGHT
- NON-SHIELDED DOCK LIGHT
- FEATURE ARCHITECTURAL LIGHTING, FACTORY FINISHED SHELL COLOR TO MATCH ADJACENT SURFACE.
- UNDER CANOPY DOWN LIGHT
- PRE-FINISHED POWER POLE PROVIDED AS PART OF FRONT END MODULAR SYSTEM PROVIDED AND INSTALLED BY ROSS FIXTURE VENDOR.
- GYPSUM BOARD CEILING, USG DRYWALL SUSPENSION SYSTEM, OR EQUAL
- SUSPENDED ACOUSTICAL CEILING TILE
- SINGLE FACE EXIT SIGN, GREEN LETTERS, PENDANT MOUNT.
- DUAL FACE EXIT SIGN, GREEN LETTERS, PENDANT MOUNT.
- CEILING SUPPLY AIR DIFFUSER
- CEILING RETURN AIR GRILLE
- CEILING EXHAUST AIR GRILLE
- CEILING THERMAFUSER VARIABLE SUPPLY AIR DIFFUSER
- ROUND CEILING SUPPLY AIR DIFFUSER
- WALL WASH LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- REMOTE MOUNTED EMERGENCY LIGHT WITH INTERIOR MOUNTED BATTERY PACK ABOVE CEILING
- SURELITE REMOTE RECESSED EMERGENCY LIGHTS WITH INTERIOR MOUNTED BATTERY PACK ABOVE CEILING
- LOGO PLAQUE DOWNLIGHT, CENTERED ON LOGO PLAQUE
- WALL MOUNTED EMERGENCY SPOT WITH EMERGENCY BATTERY BACK-UP (SEE ELECTRICAL DRAWINGS)
- EXTERIOR WALL PACK (SEE ELECTRICAL DRAWINGS)
- CONCENTRIC DIFFUSER - SEE MECHANICAL DRAWINGS

REFLECTED CEILING PLAN NOTES - OPEN CEILING

1. SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHT LOCATIONS.
2. SEE ROOM FINISH SCHEDULE ON SHEET A6.0 FOR CEILING/SOFFIT FINISHES.
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5. PROVIDE SEISMIC BRACING AND COMPRESSION STRUTS AS REQUIRED BY CODE. SUSPEND LIGHTING FIXTURES PER CODE REQUIREMENTS.
6. NOT USED.
7. NOT USED.
8. THE LIGHT FIXTURE IN THE JANITORIAL CLOSET 116 AND THE ELECT. ROOM 112 SHALL BE CIRCUITED FROM THE NEAREST NIGHTLIGHT CIRCUIT. A SINGLE POLE WALL SWITCH IS TO BE PROVIDED WHICH WILL ENERGIZE OR DE-ENERGIZE THE FIXTURE AT ANYTIME.
9. SALES FLOOR FIRE ALARM SYSTEM STROBES ARE ONLY TO BE MOUNTED BY PENDANT FROM STRUCTURE OR ON COLUMNS. NO EXCEPTIONS.
10. ALL REQUIRED EXIT SIGNS AT SALES FLOOR TO BE PENDANT MOUNTED UNLESS AHJ STATES OTHERWISE. EXIT SIGNS ARE NOT TO BE MOUNTED TO WALLS. IF EXIT SIGNS ARE REQUIRED ON WALLS, APPROVAL FROM ROSS CM IS REQUIRED. REQUIRED BATTERY BACKUP FOR EMERGENCY LIGHTS AT EGRESS DOORS ARE TO BE MOUNTED ABOVE 13'-6" A.F.F.
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14. IF INSULATION IS NOT ON TOP OF DECK, THEN BATT INSULATION BELOW DECK TO BE PROVIDED WITH WHITE VINYL SCRIM SHEETS AND SUSPENDED PER MANUFACTURERS RECOMMENDATIONS.
15. AT SALES FLOOR: ALL STRUCTURE, INSULATION, CONDUIT, EXPOSED BUILDING ELEMENTS, ETC. AT OPEN CEILING CONDITIONS TO BE PAINTED SW#7005-PURE WHITE; ALL WIRING TO BE WHITE, UNLESS OTHERWISE APPROVED BY ROSS CONSTRUCTION REPRESENTATIVE, AND BE ORGANIZED, GROUPED AND TIDY.

REFLECTIVE CEILING PLAN L- LEVEL 2

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2025 DRESS FOR LESS

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"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE 1/8" = 1'-0"

DRAWN BY:
PROJECT NO. 22.185.10

SHEET NUMBER
A2.0b

ROSS_2541_A2.0b

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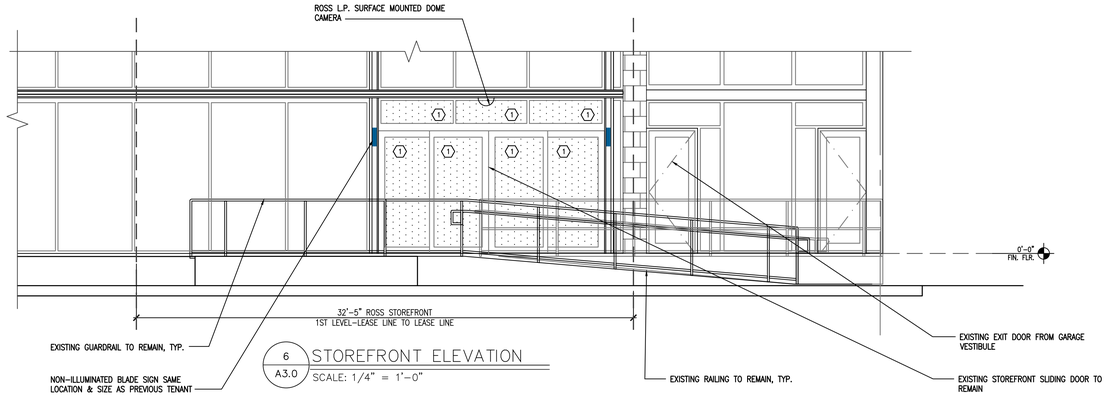
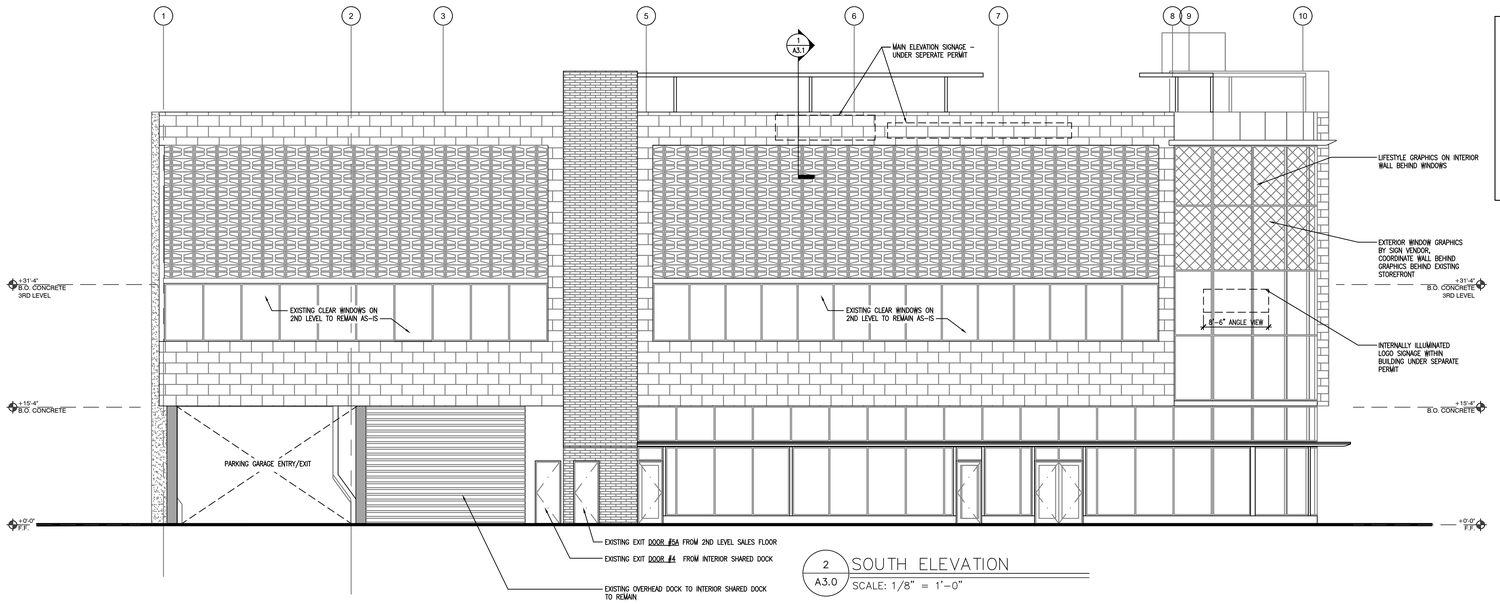
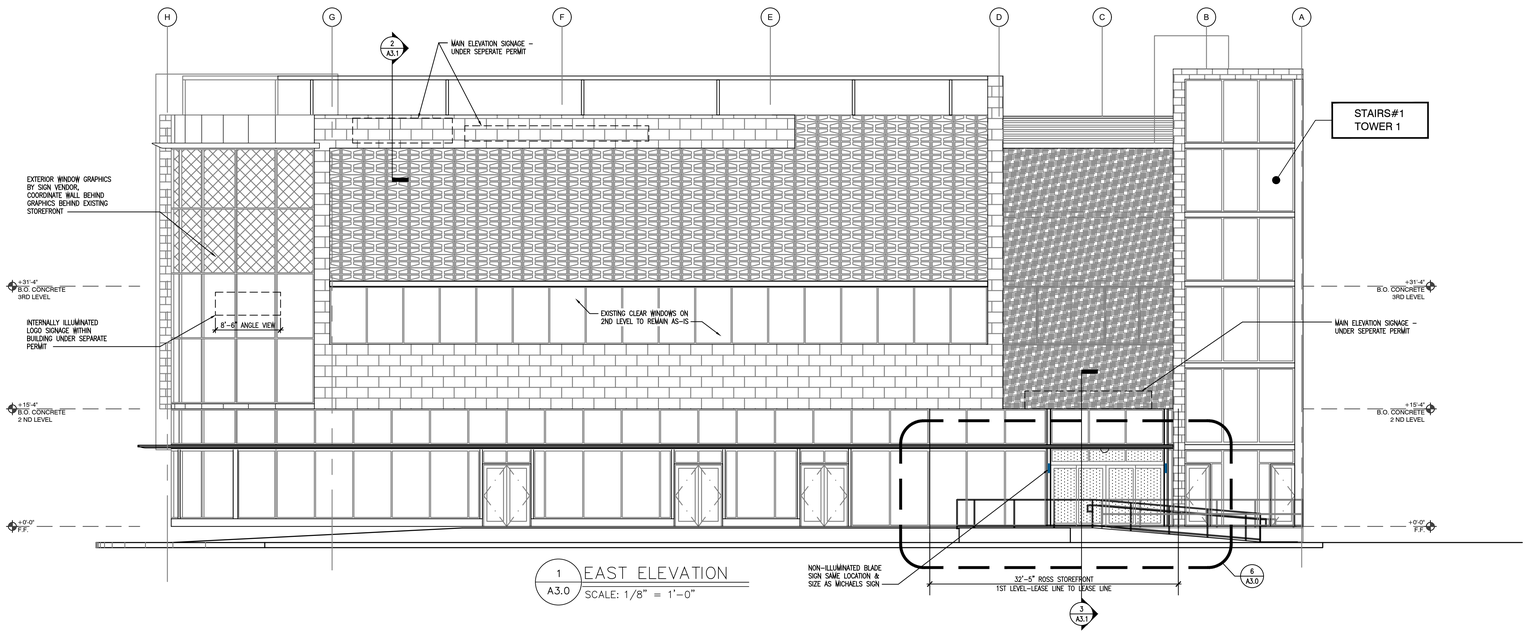


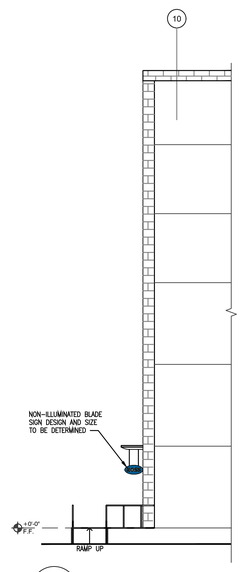
6 A3.0 STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A3.0 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 A3.0 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 A3.0 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTE:
EXISTING FINISHED AT EXTERIOR TO REMAIN. SIGNAGE SHOWN IS UNDER SEPARATE PERMIT A-D SHOWN FOR COORDINATION ONLY COORDINATE SAFETY FILM OVER EXISTING GLASS AT TENANT SPACE ONLY. INTERIOR OF GLASS TO RECEIVE (1) LAYER 3M 800, 8 MIL CLEAR SERCURITY FILM WITH WHITE OPAQUE FILM WHERE GRAPHICS OCCUR. GC TO COORD. WITH SIGN VENDOR ON APPROVED LOCATIONS.

EXTERIOR ELEVATIONS

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SCALE
1/8" = 1'-0"

DWN BY:
PROJECT NO. 22.185.10

SHEET NUMBER
A3.0

ROSS_2541_A3.0

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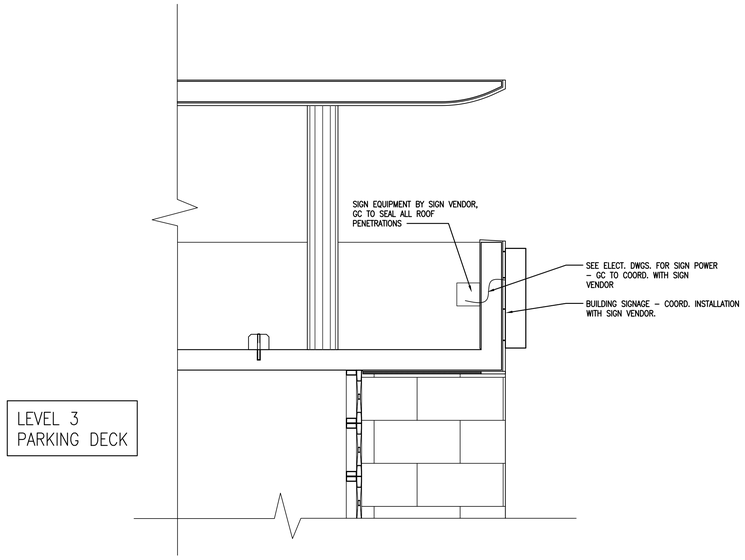
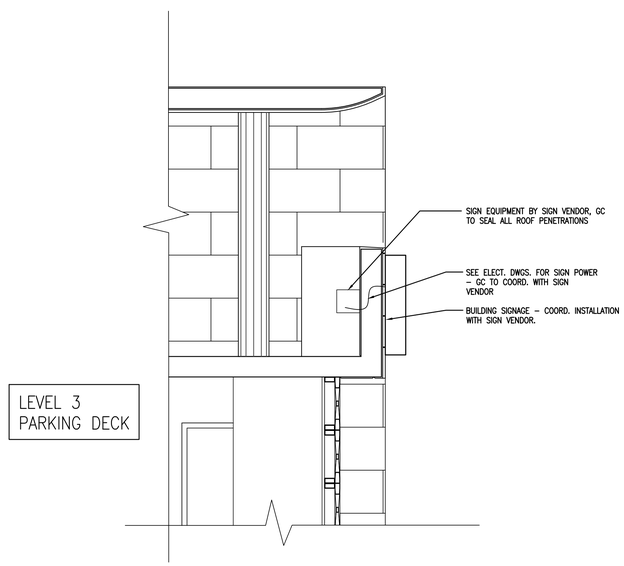
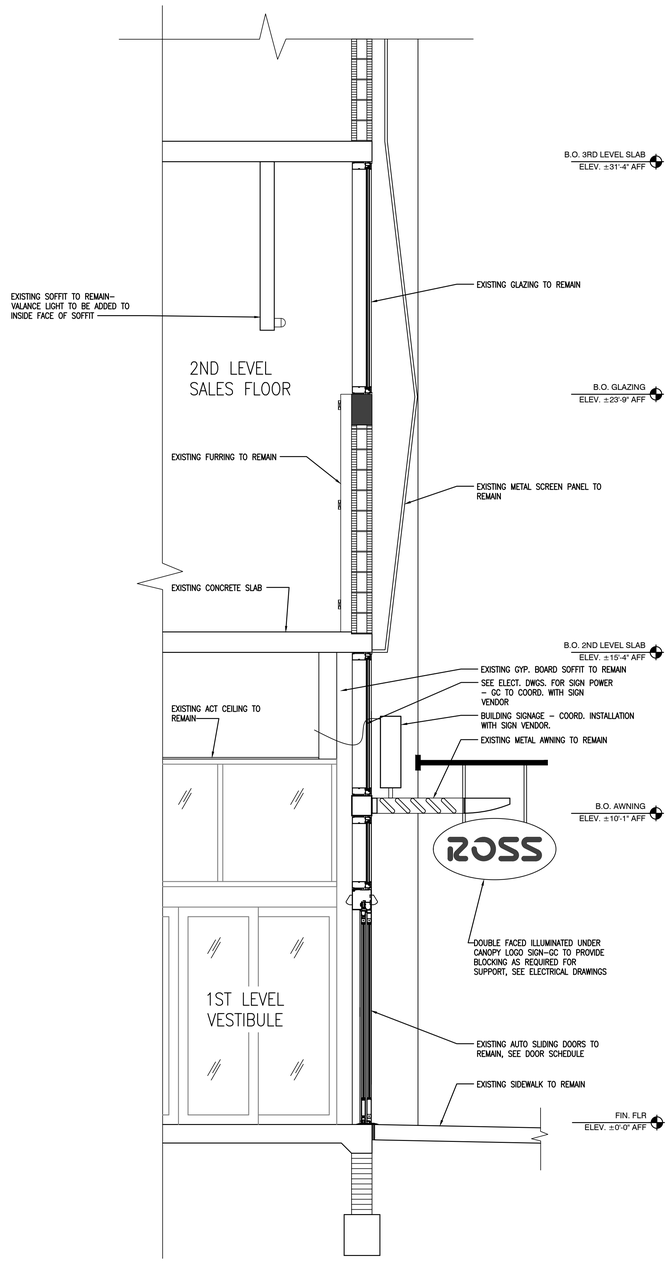


1 / A3.1 SECTION
SCALE: 1/2" = 1'–0"



2 / A3.1 SECTION
SCALE: 1/2" = 1'–0"



3 / A3.1 SECTION
SCALE: 1/2" = 1'–0"

SECTIONS AND DETAILS

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REVISIONS
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DWN BY:
PROJECT NO. 22.185.10

SHEET NUMBER
A3.1

ROSS_2541_A3.1

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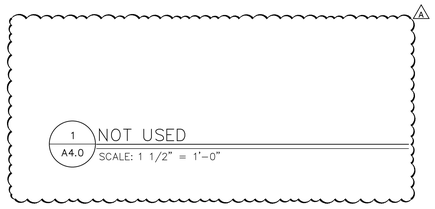
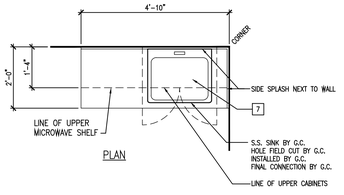
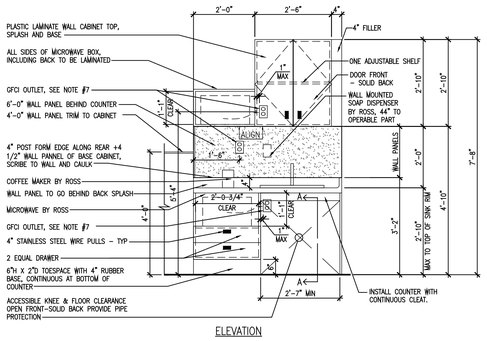


NOT USED

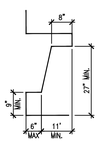
SCALE: 1 1/2" = 1'-0"



PLAN



ELEVATION

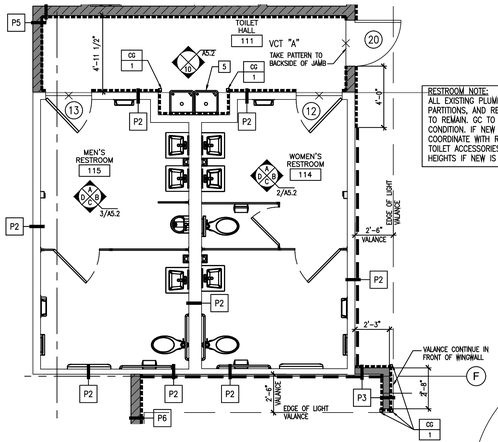


NOTES:

1. 3 PAIR PIVOT HINGES PER DOOR
2. ALL PANEL CORES TO BE 3/4" PARTICLE BOARD OR EQUAL
3. FIXTURES SHALL CONFORM TO ARCHITECTURAL WOODWORK INSTITUTE OR WOODWORK INSTITUTE OF CALIFORNIA: "CUSTOM" GRADE STANDARDS.
4. FINISH TO BE PLASTIC LAMINATE AT ALL EXPOSED SURFACES, INCLUDING BASE. FINISH TO BE PAINT AT ALL SEMI-EXPOSED SURFACES
5. PLASTIC LAMINATE TO BE WILSONART D315-60 "PLATINUM"
6. PAINT TO MATCH PLASTIC LAMINATE, SEMI-GLOSS.
7. MICROWAVE DUPLEX TO BE INSTALLED W/ EXTENSION AND W/ DEVICE AND COVER PLATE FLUSHED AT FINISHED BACK OF CABINET - CUT IN 2" DIA. GROMMETS FOR CHORD/PLUG AT SIDE OF CABINET - SEE ELECT. DWGS.
8. COUNTER AND SINK TO BE COMPLETE AND FUNCTIONING IN EVERY ASPECT AND DETAIL AT TIME OF CONSTRUCTION TURNOVER, NO EXCEPTION.
9. INSTALL LOUNGE CABINET WITH CONTINUOUS CLEAT.
10. COUNTERTOP TO HAVE BEVELED EDGE.

2 A4.0 LOCKER ROOM COUNTER BY GC

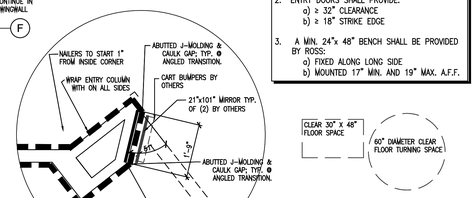
SCALE: 1/2" = 1'-0"

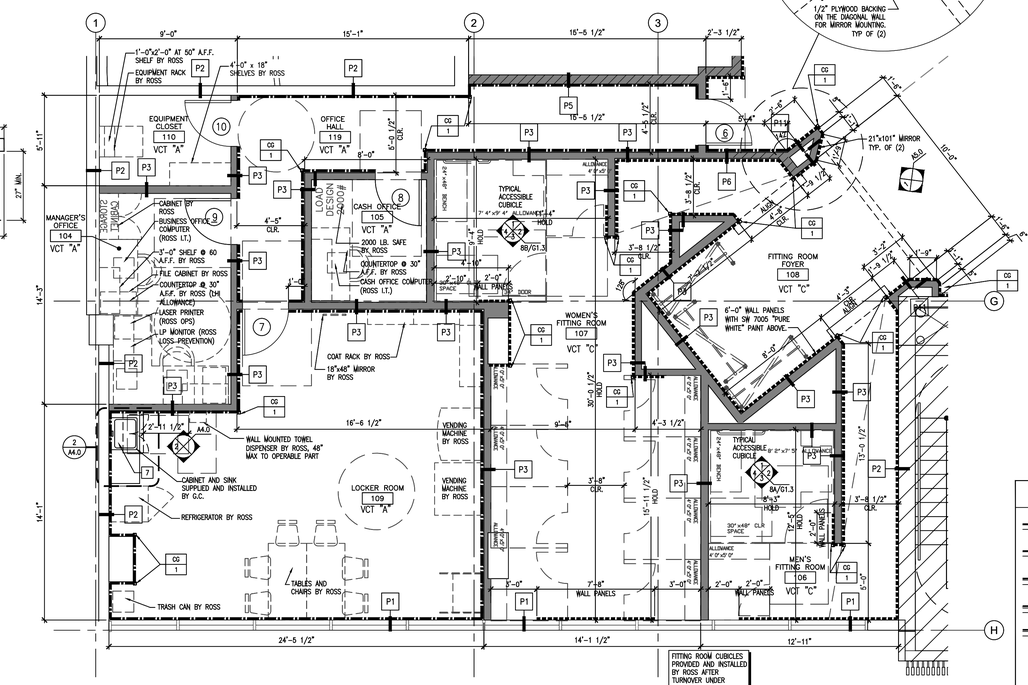


A A4.0 ENLARGED RESTROOM PLAN

SCALE: 1/4" = 1'-0"

RESTROOM NOTE:
ALL EXISTING PLUMBING FIXTURES, TOILET PARTITIONS, AND RESTROOM ACCESSORIES TO REMAIN. GC TO CLEAN TO LIKE NEW CONDITION. IF NEW IS REQUIRED COORDINATE WITH ROSS CM. REFER TO TOILET ACCESSORIES FOR MOUNTING HEIGHTS IF NEW IS REQUIRED.





B A4.0 ENLARGED FITTING ROOM PLAN & OFFICE GROUP PLAN

SCALE: 1/4" = 1'-0"

N

NOTE: ALL SPRINKLER DESIGNERS (DEFERRED SUBMITTAL): AT ENLARGED FITTING ROOM ALL STALLS ARE 7'-9" TALL WITH 9'-0" H. CEILING FOR HEAD OBSTRUCTION RULES DURING SPRINKLER DESIGN.

NOTE:
ANY DEVICE THAT WOULD BE OPERABLE IN A COMMON OR PUBLIC SPACE SHALL BE AT ACCESSIBLE REACH RANGES (TO THE HIGHEST OPERATING PART OF DEVICE) AT 48" MAX AND 15" MIN, TYP.

CONTINUOUS MARBLE THRESHOLD @ ROOMS 114, 115 & 116. FIXTURE NOTE 8

SEE DETAIL 8/A5.0 FOR WALL PANEL AT FITTING ROOMS, FITTING ROOM FOYER, TOILET HALL AND LOCKER ROOM

FRP OVER A-C, C-1, EXT-APA 5/8" PLYWOOD OVER MTL. STUD FRAMING FULL HEIGHT OF WALLS AT MEN'S AND WOMEN'S RESTROOM AND JANITORS CLOSET

PROVIDE RESTROOM IDENTIFICATION SIGNAGE. SEE DOOR & HARDWARE NOTE #22 ON A6.0, TYP.

NOTE:
REFER TO SHEET G1.3 FOR DETAILED FITTING ROOM REQ.

NOTE:
REFER TO SHEET A5.2 FOR WALL PARTITION TYPES.

NOTE: G.C. TO VERIFY EXACT LOCATIONS OF RIGID WALL COVERING WITH ROSS C.P.M.

NOTE:
ALL DIMENSIONS ARE FROM FINISH FACE OF WALLS. HOLD DIMENSIONS ARE CRITICAL AND SHALL BE MAINTAINED.

NO SUBSTITUTIONS WILL BE ACCEPTED
WALL DIMENSIONS IN THE FITTING ROOMS ARE CRITICAL. FAILURE TO MAINTAIN THE DIMENSIONS GIVEN IN THE ARCHITECTURAL PLAN MAY RESULT IN REJECTION OF THE WORK.

FITTING ROOM CUBICLES PROVIDED AND INSTALLED BY ROSS AFTER TURNOVER

NOTE:
A TENANT SPECIFIED FIXTURE VENDOR AND INSTALLATION CONTRACTOR WILL PROVIDE AND INSTALL FITTING ROOM PARTITIONS, HARDWARE, AND ACCESSORIES (MIRRORS, GRAB BARS, ETC.) CONTACT TENANT FOR THE NAME OF THE INSTALLING CONTRACTOR AND TO COORDINATE AND SCHEDULE THE WORK WITH THE INSTALLER

ACCESSIBILITY NOTES:
1. (1)FITTING ROOM SHALL BE PROVIDED FOR MALE AND FEMALE CUSTOMERS.
2. ENTRY DOORS SHALL PROVIDE:
   a) ≥ 32" CLEARANCE
   b) ≥ 18" STRIKE EDGE
3. A MIN. 24"x 48" BENCH SHALL BE PROVIDED BY ROSS:
   a) FIXED ALONG LONG SIDE
   b) MOUNTED 17" MIN. AND 19" MAX. A.F.F.

TOILET ACCESSORIES

NOTES:

1. UNLESS OTHERWISE NOTED, ALL TOILET ROOM ACCESSORIES ARE BY BOBRICK. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL TOILET ACCESSORIES AS NOTED.
2. GRAB BARS TO BE 1-1/2" DIAMETER, 1 1/2" CLEAR FROM WALL, BOBRICK #B-6806.
3. ALL OPERABLE FIXTURE COMPONENTS OR LEVERS TO BE MOUNTED 40" MAX. ABOVE FINISH FLOOR
4. HOT WATER, COLD WATER AND DRAIN PIPES UNDER LAVATORIES TO BE THERMALLY INSULATED
5. ACCESSIBLE TOILET TO HAVE TOP OF SEAT BETWEEN 17" & 19" A.F.F. OR AS REQ'D BY LOCAL CODES.
6. TOILET COMPARTMENT DOORS TO BE SELF-CLOSING
7. PROVIDE FLOOR DRAINS IN TOILET ROOMS AND JANITORS CLOSET. G.C. TO SLOPE NEW CONCRETE OR FLOAT TILE AS REQUIRED FOR PROPER DRAINAGE. DEMO/TRENCH EXIST. SLAB AS REQ'D. DO NOT LOCATE TOILET PARTITIONS OVER FLOOR DRAINS.
8. PROVIDE EXHAUST FAN AT LOCKER ROOM, RESTROOMS, JANITOR'S AND EQUIPMENT CLOSET. FAN TO BE A T-STAT-CONTROLLED (24/7) DEVICE - SEE MECHANICAL DRAWINGS.
9. INSTALL ROSS PROVIDED SIGNAGE IN CONFORMANCE WITH LOCAL CODES AND ACCESSIBLE REQUIREMENTS. COORDINATE WITH ROSS CONSTRUCTION MANAGER. (G.C. TO PROVIDE TEMP. ACCESSIBLE SIGNS UNTIL ROSS'S PROTOTYPICAL SIGNS ARE PROVIDED)
10. CONTRACTOR MUST PROVIDE SOLID IN WALL BLOCKING FOR ALL TOILET ROOM ACCESSORIES AND PARTITIONS.
11. PROVIDE & INSTALL ALL TOILET ROOM SIGNS REQ'D BY LOCAL, STATE & FEDERAL LAWS, INCLUDING ACCESSIBLE. SIGNS MUST COMPLY WITH SIZE, TEXT, BRAILLE, GRAPHIC STANDARDS AND BE LOCATED IN COMPLIANCE W/ APPLICABLE REGULATIONS.

ITEM	DESCRIPTION	MANUFACTURER'S ITEM NUMBER
A	SURFACE MOUNTED TOILET SEAT COVER DISPENSER 40" MAX. A.F.F. TO HIGHEST OPERABLE PART	B-221
B	SURFACE MOUNTED SOAP DISPENSER 40" MAX. A.F.F. TO HIGHEST OPERABLE PART	PROVIDED AND INSTALLED BY ROSS
C	SURFACE MOUNTED TOILET TISSUE DISPENSER SEE DETAILS FOR MOUNTING LOCATION.	B-2892 JUMBO
D	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL 40" MAX. A.F.F. TO HIGHEST OPERABLE PART (WOMEN'S TOILET ROOM ONLY)	B-270
E	S.S. GRAB BARS WITH CONCEALED MOUNTING MOUNTED 33" TO CENTER LINE A.F.F., BOTH BARS TO BE MOUNTED 12" MAX. FROM CENTER OF WATER CLOSET, SIDE BAR TO BE 42" MIN. LONG WITH THE FRONT END TO EXTEND 24" BEYOND FRONT EDGE OF TOILET SEAT, BACK BAR TO BE 36" MIN. LONG	B-6806
F	MIRROR W/ S.S. FRAME, 18"x36"; BOTTOM EDGE OF MIRROR REFLECTING SURFACE 40" MAX. A.F.F.; (MIRRORS PROVIDED IN THE WOMEN'S TOILET ROOM ONLY; NO MIRROR IN THE MEN'S TOILET ROOM.)	SENTRY MODEL SMS1836
G	HAND DRYER WITH STAINLESS STEEL RECESS KIT ADA-RK, 40" MAX. A.F.F. TO BOTTOM OF HAND DRYER, 4" MAX. PROJECTION. SEE DETAIL 14/A5.2 FOR ROUGH OPENING SIZE.	AMERICAN DRYER EXTREMEAIR EXT7-M (STEEL WHITE) WITH STAINLESS STEEL RECESS KIT ADA-RK (SEE A0.0 CONTACT LIST FOR ORDERING INFORMATION)
H	TIME MIST DISPENSER - MOUNTED @ 7'-6" A.F.F. (SOURCE: SUPREME INDUSTRIAL PRODUCTS, SEE SHEET A0.0 FOR CONTACT INFO.)	OMNIAIR DISPENSER #74359 (WHITE, 2.8" X 2.75" X 5.398") ONE DISPENSER REQUIRED PER RESTROOM, REFILL INSTALLED BY ROSS
I	TOILET ROOM PARTITIONS: ACCESSIBLE STALL DOOR TO BE EQUIPPED WITH AUTOMATIC-CLOSING DEVICE. A CLEAR OPENING WIDTH OF 34" WITH THE DOOR POSITIONED AT 90° FROM ITS CLOSED POSITION, AND THE INSIDE AND OUTSIDE OF THE DOOR IS TO BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH HARDWARE SHALL NOT REQUIRE THE USER TO GRASP OR TWIST IN ORDER TO OPERATE. PROVIDE ROBE HOOK ON DOOR TO ACCESSIBLE STALL AT 48" A/F. PULL HANDLE REQUIRED ON BOTH SIDES OF DOOR. PROVIDE BARREL HINGES FOR TOILET PARTITION DOORS.	BOBRICK, DURALINE SERIES 1082.67 OVERHEAD BRACED, INSTITUTIONAL HARDWARE COLOR: P-500 "BLACK STONE" PROVIDE WALL MOUNTED DOOR STOPS AT ALL PARTITION DOORS AT HEIGHT OF LATCH. PROVIDE POST FOR URINAL SCREEN BRACE TOP AND BOTTOM.
J	DIAPER CHANGING STATION WHEN OPEN TOP OF TABLE TO BE 34" MAX. A.F.F. (SOURCE: GAMCO, SEE SHEET A0.0 FOR CONTACT INFO.)	BCS-2 (GREY)

FIXTURE & SHEET NOTES

REFER TO PLUMBING DRAWINGS FOR MODEL NUMBER OF PLUMBING FIXTURES AND ACCESSORIES

1A	ACCESSIBLE WATER CLOSET: KOHLER TOILET WITH K-4670-C SEAT AND SLOAN ROYAL EXPOSED FLUSH VALVE BREAKER AND STOP. NO PROPOSED SUBSTITUTIONS. HEIGHT TO BE 18 1/2" MEASURED TO THE TOP OF THE TOILET SEAT, CONTROLS TO BE NO MORE THAN 44" ABOVE THE FLOOR WITH A MAXIMUM 5-POUND-FORCE REQ'D FOR ACTIVATION
1B	WATER CLOSET: KOHLER TOILET WITH K-4670-C SEAT AND SLOAN ROYAL EXPOSED FLUSH VALVE WITH VACUUM BREAKER AND STOP. CONTROLS TO BE NO MORE THAN 44" ABOVE THE FLOOR WITH A MAXIMUM 5-POUND-FORCE REQ'D FOR ACTIVATION.
2	RESTROOM LAVATORY: FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST WITH A MAXIMUM 5-POUND-FORCE REQ'D FOR ACTIVATION; ALL LAVATORIES TO BE MOUNTED WITH THE RIM 34" MAX. A.F.F., KNEE CLEARANCE BELOW THE LAVATORY SHALL EXTEND 30" MIN. IN WIDTH AND 17" MIN. IN DEPTH, HOT WATER AND DRAIN PIPES UNDER ALL LAVATORIES SHALL BE INSULATED WITH TRUEBRO LAVGUARD DEVICE OR APPROVED EQUAL (PIPE WRAP IS NOT ALLOWED); THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES
3	URINAL: KOHLER; RIM TO PROJECT 14" MIN. AND 19" MAX. FROM WALL AND 17" MAX. A.F.F.
4	JANITOR CLOSET SERVICE SINK: FAUCET TO BE MOUNTED 36" A.F.F.
5	DRINKING FOUNTAIN: STAINLESS STEEL HALSEY-TAYLOR BARRIER-FREE DRINKING FOUNTAIN (NO REFRIGERANT), NO SUBSTITUTION - INSTALLED WITH ORIFICE AT +34" (LOW) AND +41" (HIGH) BY FERGUSON CORPORATE SALES - RETAIL (ORDER EMAIL: NSCSERVICE@FERGUSON.COM
6	ELECTRIC, QUICK RECOVERY GALLON WATER HEATER. ALL HOTWATER LINES MUST BE INSULATED. SEE 1/M4.0 FOR WATER HEATER SHELF.
7	LOCKER ROOM SINK - FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST WITH A MAXIMUM 5-POUND-FORCE REQ'D FOR ACTIVATION; SINK TO BE MOUNTED WITH TOP OF SINK 34" MAX A.F.F., KNEE CLEARANCE BELOW THE COUNTER SHALL EXTEND 30" MIN. IN WIDTH AND 17" MIN. IN DEPTH, HOT WATER AND DRAIN PIPES UNDER THE COUNTER SHALL BE INSULATED WITH TRUEBRO LAVGUARD DEVICE OR APPROVED EQUAL (PIPE WRAP IS NOT ALLOWED), THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE CABINET
8	MARBLE THRESHOLD, 2" WIDE X 36" LONG X 5/8" HIGH SINGLE BEVEL. DAL-TILE CO M701, CARRARA WHITE. FLOAT VCT AS REQUIRED FOR COMPLIANT TRANSITION.

FINISH LEGEND

SEE SHEET A6.0 FOR ADDITIONAL FINISH AND MATERIAL NOTES

P 1	PAINT SHERWIN WILLIAMS #7005 "PURE WHITE" EGG-SHELL FINISH
P 2	PAINT BENJAMIN MOORE, BM-2064-40 "CLEAREST OCEAN BLUE", SEMI GLOSS, 4" MIN. CONTINUOUS STRIPE FROM TOP OF VALANCE BRACKET BOARD.
P 3	PAINT BENJAMIN MOORE, BM-2064-40 "CLEAREST OCEAN BLUE", SEMI GLOSS FINISH ABOVE THE 6'-0"H WALL PANELS AT THE FRONT OF THE STORE BEHIND THE REGISTERS AND BETWEEN WING WALLS.
P 4	PAINT SHERWIN WILLIAMS #7005 "PURE WHITE" - "PROMAR" ALKYD SEMI-GLOSS ENAMEL AT ALL GYPSUM BOARD CEILINGS AND SOFFITS.
B 1	RUBBER BASE: JOHNSONITE #40 "BLACK", 6". ADHESIVE: JOHNSONITE #946
CG 1	6'-0" CORNER GUARDS ARE TO BE INSTALLED ON ALL EXPOSED OUTSIDE CORNERS OF ALL WALLS AND COLUMNS. FOR INSTALLATION SEE WALL PANEL 8/A5.0.
CG 2	4'-0" CORNER GUARDS ARE TO BE INSTALLED ON ALL EXPOSED OUTSIDE CORNERS OF ALL WALLS AND COLUMNS IN THE LOCKER ROOM #109 AND THE OFFICE HALL #119 WITH THE EXCEPTION OF THE PROCESSING ROOM #102 (STEEL). FOR INSTALLATION SEE WALL PANEL DETAIL 8/A5.0.
WP 1	WALL PANELS, SEE SHEET A6.0, ROOM FINISH & MATERIAL NOTES #15. INSTALL 6'-0" WALL PANELS UNLESS SPECIFIED OTHERWISE. FOR INSTALLATION, SEE WALL PANEL DETAIL 8/A5.0.
PR 1	GYPSUM BOARD TO BE TAPED, SANDED, PRIMED AND PAINT READY WALL PANEL & CORNER GUARD CONTACT INFORMATION: CALIFORNIA CASTER AND HAND TRUCK COMPANY CONTACT: TERRY CAVANAUGH, PHONE: 415-939-6873 EMAIL: TERRY@CALIFORNIACASTER.COM
C.J.	GYPSUM WALLBOARD CONTROL JOINTS. @ 24' O.C. MIN & 30' O.C. MAX (SEE SPECIFICATIONS SECTION 09260.) EXACT LOCATIONS TO BE VERIFIED IN FIELD.

INTERIOR FINISH NOTES:

1. INTERIOR BASE BUILDING PAINT COLOR IS TO BE TO SW7005 "PURE WHITE" (THIS INCLUDES THE ELECTRICAL ROOM AND STOCKROOM). THE DOORS, JAMBS AND WALLS, AND, THE SALES FLOOR WALLS, DOORS AND JAMBS) "PROMAR" LATEX WITH AN EGGSHELL FINISH UNLESS OTHERWISE SPECIFIED. INTERIOR METAL, FINISH WOODWORK, JAMBS AND DOORS AND ALL PAINTED SURFACES IN THE RESTROOMS AND JANITOR'S CLOSET ARE TO BE PAINTED WITH "PROMAR" ALKYD ENAMEL IN A SEMI-GLOSS FINISH.

WALL PANEL / PLYWOOD LEGEND

- 4'-0" HIGH x 3/4" PLYWOOD WAINSCOT, V.L. & 1 ROW OF 1X4 ANCHOR BOARD MOUNTED @ 87" A.F.F.
- 8'H x 3/4" APA A-D PLYWOOD BACKBOARD HORIZ. (FULL HEIGHT AT LADDER)
- 3 ROWS OF 1x4 WOOD NAILERS MOUNTED @ 9", 48", AND 87" A.F.F.
- WALL PANELS MOUNTED TO +6'-0" A.F.F., SEE ROOM FINISH SCHEDULE AND NOTE #15 ON A6.0 FOR LOCATIONS
- WALL PANELS MOUNTED TO +4'-0" A.F.F., SEE ROOM FINISH SCHEDULE AND NOTE #15 ON A6.0 FOR LOCATIONS
- CORNER GUARD - (CG-1 OR CG-2) SEE FINISH SCHEDULE, SHEET A6.0

NOTE: REFER TO PLYWOOD PLAN, SHEET A1.4 FOR PLYWOOD REQUIRED WITHIN WALL ASSEMBLY. PAINT P-1 ABOVE PANELS U.N.O. ON PLAN.
NOTE: G.C. TO VERIFY EXACT LOCATIONS OF RIGID WALL COVERING WITH ROSS CM - SEE DETAIL 8/A5.0

WALL LEGEND

- EXISTING WALL CONSTRUCTION.
- NEW STUD FURRING ON EXIST. WALL
- NEW STUD FRAMING. SEE SHEET A5.2 FOR MORE INFO.
- NEW FULL HEIGHT STUD FRAMING. SEE SHEET A5.2 FOR MORE INFO.
- NEW FULL HEIGHT ACCOUSTICALLY INSULATED AND SEALED METAL STUD FULL HEIGHT WALL
- N.I.C. SPACE

SYMBOL LEGEND

- (X) DOOR NUMBER MARKER. SEE SHEET A6.0 FOR DOOR SCHEDULE.
- XXXX FLOOR FINISH MARKER. SEE SHEET A6.0 FOR ROOM FINISH SCHEDULE.
- FLOOR TRANSITION STRIP. SEE SHEET A6.0 FOR MATERIAL DESCRIPTION.
- V.L. VERIFY LOCATION WITH ROSS CPM
- P# WALL TYPE. SEE SHEET A5.2

ENLARGED PLANS AND DETAILS

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MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022
Addendum A 03-07-23

SCALE
AS NOTED

DWN BY:
PROJECT NO. 22.185.10

SHEET NUMBER
A4.0

ROSS_2541_A4.0

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WALL PANEL / PLYWOOD LEGEND

- 4'-0" HIGH x 3/4" PLYWOOD WAINSCOT, V.L. & 1 ROW OF 1X4 ANCHOR BOARD MOUNTED @ 87" A.F.F.
- 8'H x 3/4" APA A-D PLYWOOD BACKBOARD HORIZ. (FULL HEIGHT AT LADDER)
- 3 ROWS OF 1x4 WOOD NAILERS MOUNTED @ 9", 48", AND 87" A.F.F.
- WALL PANELS MOUNTED TO +6'-0" A.F.F., SEE ROOM FINISH SCHEDULE AND NOTE #15 ON A6.0 FOR LOCATIONS
- WALL PANELS MOUNTED TO +4'-0" A.F.F., SEE ROOM FINISH SCHEDULE AND NOTE #15 ON A6.0 FOR LOCATIONS
- CORNER GUARD – (CG-1 OR CG-2) SEE FINISH SCHEDULE, SHEET A6.0

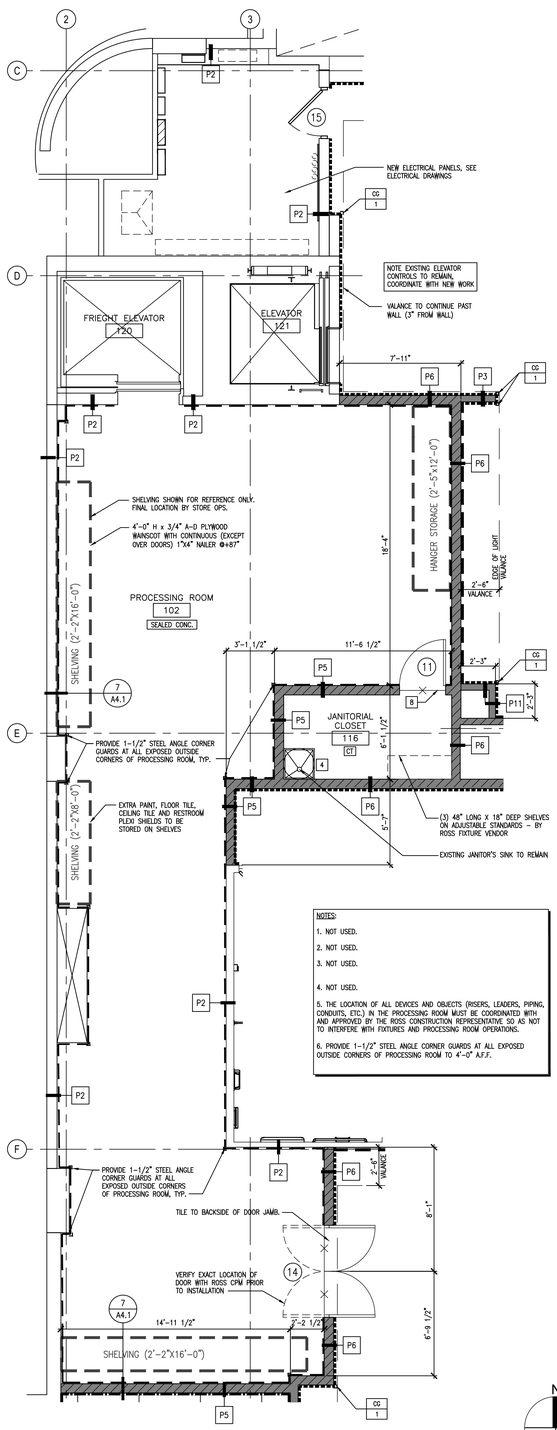
NOTE: REFER TO PLYWOOD PLAN, SHEET A1.4 FOR PLYWOOD REQUIRED WITHIN WALL ASSEMBLY. PAINT P-1 ABOVE PANELS U.N.O. ON PLAN.
NOTE: G.C. TO VERIFY EXACT LOCATIONS OF RIGID WALL COVERING WITH ROSS CM – SEE DETAIL 8/A5.0

WALL LEGEND

- EXISTING WALL CONSTRUCTION.
- NEW STUD FURRING ON EXIST. WALL
- NEW STUD FRAMING. SEE SHEET A5.2 FOR MORE INFO.
- NEW FULL HEIGHT STUD FRAMING. SEE SHEET A5.2 FOR MORE INFO.
- NEW FULL HEIGHT ACCOUSTICALLY INSULATED AND SEALED METAL STUD FULL HEIGHT WALL
- N.I.C. SPACE

SYMBOL LEGEND

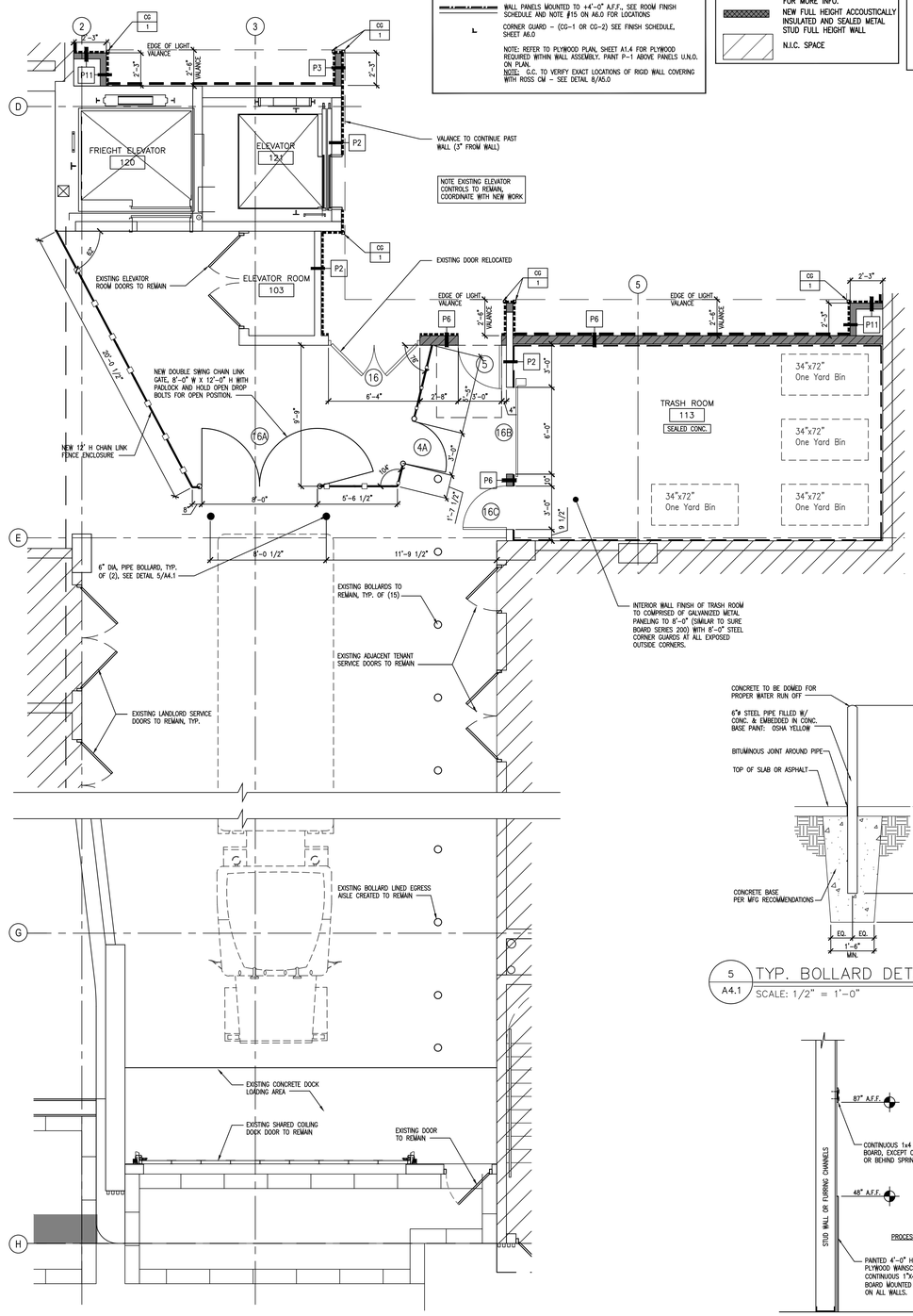
- (X) DOOR NUMBER MARKER. SEE SHEET A6.0 FOR DOOR SCHEDULE.
- XXXX FLOOR FINISH MARKER. SEE SHEET A6.0 FOR ROOM FINISH SCHEDULE.
- FLOOR TRANSITION STRIP. SEE SHEET A6.0 FOR MATERIAL DESCRIPTION.
- V.L. VERIFY LOCATION WITH ROSS CPM
- P# WALL TYPE. SEE SHEET A5.2



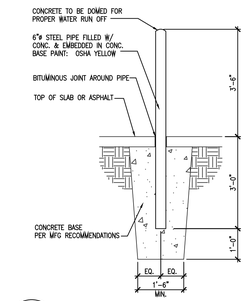
NOTES:

1. NOT USED.
2. NOT USED.
3. NOT USED.
4. NOT USED.
5. THE LOCATION OF ALL DEVICES AND OBJECTS (RISERS, LEADERS, PIPING, CONDUITS, ETC.) IN THE PROCESSING ROOM MUST BE COORDINATED WITH AND APPROVED BY THE ROSS CONSTRUCTION REPRESENTATIVE SO AS NOT TO INTERFERE WITH FIXTURES AND PROCESSING ROOM OPERATIONS.
6. PROVIDE 1-1/2" STEEL ANGLE CORNER GUARDS AT ALL EXPOSED OUTSIDE CORNERS OF PROCESSING ROOM TO 4'-0" A.F.F.

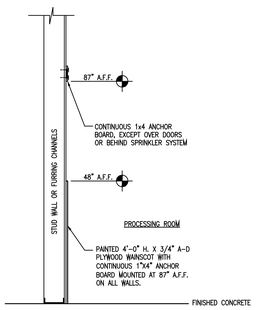
B / A4.1 ENLARGED PROCESSING & ELECTRICAL ROOM PLAN
SCALE: 1/4" = 1'-0"



A / A4.1 ENLARGED PROCESSING & ELECTRICAL ROOM PLAN
SCALE: 1/4" = 1'-0"



5 / A4.1 TYP. BOLLARD DETAIL (TRAFFIC)
SCALE: 1/2" = 1'-0"



7 / A4.1 SECTION @ PROCESSING ROOM ANCHOR BOARD
SCALE: 1/2" = 1'-0"

ENLARGED PROCESSING & ELEC. ROOM PLANS & DETAILS

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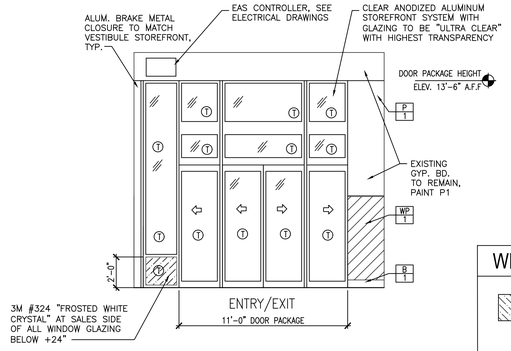


3 / A4.2 INTERIOR VESTIBULE ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FILM LEGEND

Z — 3M #324 "FROSTED WHITE CRYSTAL" AT INSIDE FACE OF ALL WINDOW GLAZING BELOW +24"

T — TEMPERED GLAZING REQUIRED

NOTE:
1. STOREFRONT SYSTEM: KAWNEER TRIFAB VG 450, 2" SIGHTLINE REQUIRED – CLEAR ANODIZED FINISH. (ROSS BUILD) OR STOREFRONT SYSTEM: KAWNEER TRIFAB VG 451T (THERMAL), 2" SIGHTLINE REQUIRED – CLEAR ANODIZED FINISH. (TURNKEY)
2. NEW ALUMINUM BRAKE METAL TO MATCH STOREFRONT – CLEAR ANODIZED ALUMINUM.
3. ALL NON-INSULATED GLAZING AT VESTIBULE AND DOORS TO BE VITRO STARPHIRE MONOLITHIC 1/4" GLASS WITH 91% VLT OR EQUAL. (ROSS BUILD) OR ALL GLAZING AT VESTIBULE TO BE INSULATED, 1/4" PPG STARPHIRE EXTERIOR, 1/4" PPG STARPHIRE EXTERIOR AND 1/2" AIRFILL; 84% VISIBLE LIGHT TRANSMITTANCE. (TURNKEY)
4. STANLEY DOORS AND TRANSOM TO HAVE 1" INSULATED GLAZING; 1/4" PPG STARPHIRE EXTERIOR, 1/4" PPG STARPHIRE INTERIOR AND 1/2" (AIR FILL) CAVITY, 84% VISIBLE LIGHT TRANSMITTANCE (OR EQUAL).

FINISH LEGEND

SEE SHEET A6.0 FOR ADDITIONAL FINISH AND MATERIAL NOTES

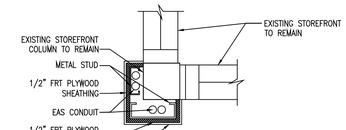
P 1	PAINT SHERWIN WILLIAMS #7005 "PURE WHITE" EGG-SHELL FINISH
P 2	PAINT BENJAMIN MOORE, BM-2064-40 "CLEAREST OCEAN BLUE", SEMI GLOSS, 4" MIN. CONTINUOUS STRIPE FROM TOP OF VALANCE BRACKET BOARD.
P 3	PAINT BENJAMIN MOORE, BM-2064-40 "CLEAREST OCEAN BLUE", SEMI GLOSS FINISH ABOVE THE 6'-0"H WALL PANELS AT THE FRONT OF THE STORE BEHIND THE REGISTERS AND BETWEEN WING WALLS.
P 4	PAINT SHERWIN WILLIAMS #7005 "PURE WHITE" – "PROMAR" ALKYD SEMI-GLOSS ENAMEL AT ALL GYPSUM BOARD CEILINGS AND SOFFITS.
B 1	RUBBER BASE: JOHNSONITE #40 "BLACK", 6". ADHESIVE: JOHNSONITE #946
CG 1	6'-0" CORNER GUARDS ARE TO BE INSTALLED ON ALL EXPOSED OUTSIDE CORNERS OF ALL WALLS AND COLUMNS. FOR INSTALLATION SEE WALL PANEL 8/A5.0.
CG 2	4'-0" CORNER GUARDS ARE TO BE INSTALLED ON ALL EXPOSED OUTSIDE CORNERS OF ALL WALLS AND COLUMNS IN THE LOCKER ROOM #109 AND THE OFFICE HALL #119 WITH THE EXCEPTION OF THE PROCESSING ROOM #102 (STEEL). FOR INSTALLATION SEE WALL PANEL DETAIL 8/A5.0.
WP 1	WALL PANELS. SEE SHEET A6.0, ROOM FINISH & MATERIAL NOTES #15. INSTALL 8'-0" WALL PANELS UNLESS SPECIFIED OTHERWISE. FOR INSTALLATION, SEE WALL PANEL DETAIL 8/A5.0.
PR 1	GYPSUM BOARD TO BE TAPED, SANDED, PRIMED AND PAINT READY

WALL PANEL & CORNER GUARD CONTACT INFORMATION:
CALIFORNIA CASTER AND HAND TRUCK COMPANY
CONTACT: TERRY CAVANAUGH,
PHONE: 415-939-6873
EMAIL: TERRY@CALIFORNIACASTER.COM

C.J. GYPSUM WALLBOARD CONTROL JOINTS. @ 24' O.C. MIN & 30' O.C. MAX (SEE SPECIFICATIONS SECTION 09260.) EXACT LOCATIONS TO BE VERIFIED IN FIELD.

INTERIOR FINISH NOTES:

1. INTERIOR BASE BUILDING PAINT COLOR IS TO BE TO SW7005 "PURE WHITE" (THIS INCLUDES THE ELECTRICAL ROOM AND STOCKROOM); THE DOORS, JAMBS AND WALLS; AND, THE SALES FLOOR WALLS, DOORS AND JAMBS) "PROMAR" LATEX WITH AN EGGSHELL FINISH UNLESS OTHERWISE SPECIFIED. INTERIOR METAL, FINISH WOODWORK, JAMBS AND DOORS AND ALL PAINTED SURFACES IN THE RESTROOMS AND JANITOR'S CLOSET ARE TO BE PAINTED WITH "PROMAR" ALKYD ENAMEL IN A SEMI-GLOSS FINISH.



2 / A4.2 ENLARGED DETAIL
SCALE: 1 1/2" 1'-0"

WALL PANEL / PLYWOOD LEGEND

- 4'-0" HIGH x 3/4" PLYWOOD WAINSCOT, V.L. & 1 ROW OF 1X4 ANCHOR BOARD MOUNTED @ 87" A.F.F.
- 8'H x 3/4" APA A-D PLYWOOD BACKBOARD HORIZ. (FULL HEIGHT AT LADDER)
- 3 ROWS OF 1x4 WOOD NAILERS MOUNTED @ 9", 48", AND 87" A.F.F.
- WALL PANELS MOUNTED TO +8'-0" A.F.F., SEE ROOM FINISH SCHEDULE AND NOTE #15 ON A6.0 FOR LOCATIONS
- WALL PANELS MOUNTED TO +4'-0" A.F.F., SEE ROOM FINISH SCHEDULE AND NOTE #15 ON A6.0 FOR LOCATIONS
- CORNER GUARD – (CG-1 OR CG-2) SEE FINISH SCHEDULE, SHEET A6.0

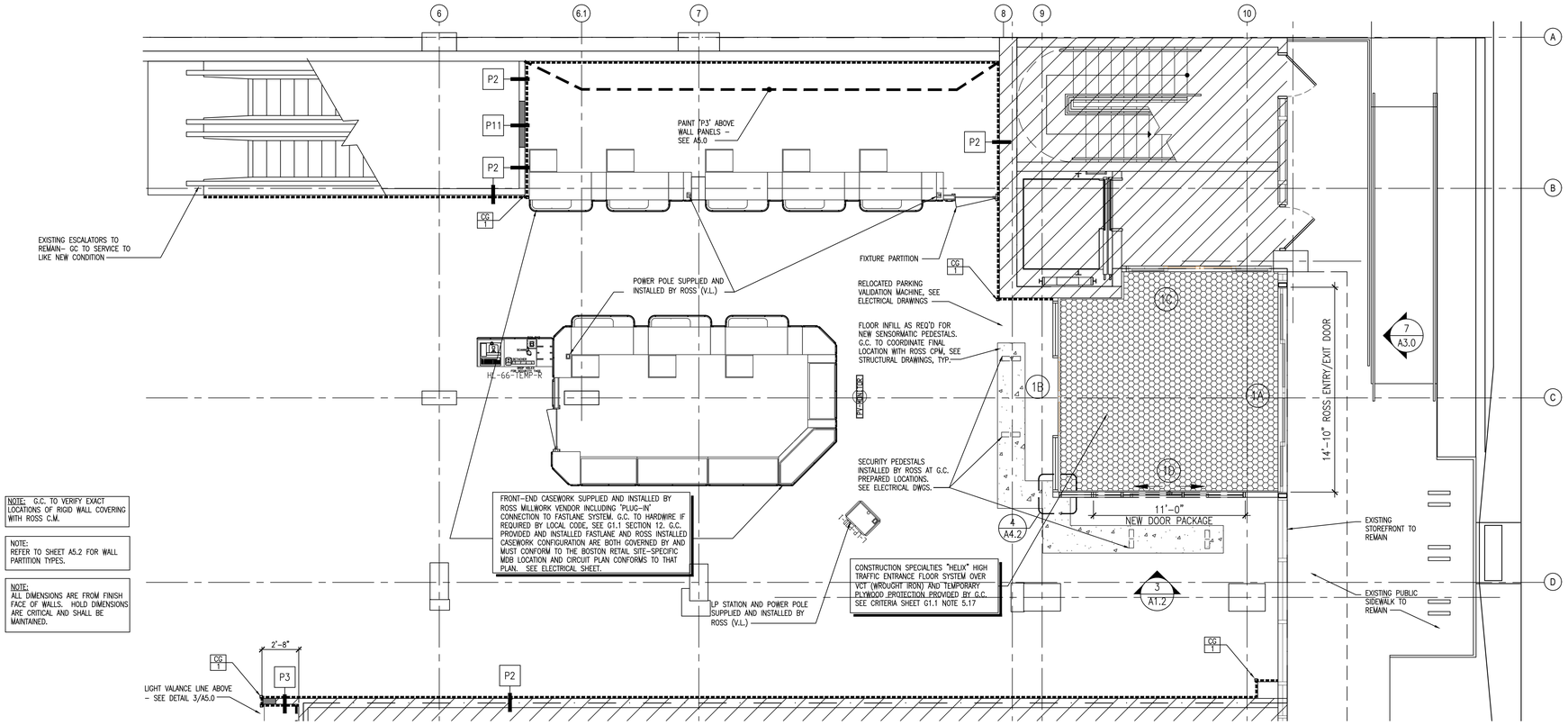
NOTE: REFER TO PLYWOOD PLAN, SHEET A1.4 FOR PLYWOOD REQUIRED WITHIN WALL ASSEMBLY. PAINT P-1 ABOVE PANELS U.N.O. ON PLAN.
NOTE: G.C. TO VERIFY EXACT LOCATIONS OF RIGID WALL COVERING WITH ROSS CM – SEE DETAIL 8/A5.0

WALL LEGEND

- EXISTING WALL CONSTRUCTION.
- NEW STUD FURRING ON EXIST. WALL
- NEW STUD FRAMING. SEE SHEET A5.2 FOR MORE INFO.
- NEW FULL HEIGHT STUD FRAMING. SEE SHEET A5.2 FOR MORE INFO.
- NEW FULL HEIGHT ACCOUSTICALLY INSULATED AND SEALED METAL STUD FULL HEIGHT WALL
- N.I.C. SPACE

SYMBOL LEGEND

- (X) DOOR NUMBER MARKER. SEE SHEET A6.0 FOR DOOR SCHEDULE.
- XXXX FLOOR FINISH MARKER. SEE SHEET A6.0 FOR ROOM FINISH SCHEDULE.
- –x– FLOOR TRANSITION STRIP. SEE SHEET A6.0 FOR MATERIAL DESCRIPTION.
- V.L. VERIFY LOCATION WITH ROSS CPM
- P# WALL TYPE. SEE SHEET A5.2



NOTE: G.C. TO VERIFY EXACT LOCATIONS OF RIGID WALL COVERING WITH ROSS C.M.

NOTE: REFER TO SHEET A5.2 FOR WALL PARTITION TYPES.

NOTE: ALL DIMENSIONS ARE FROM FINISH FACE OF WALLS. HOLD DIMENSIONS ARE CRITICAL AND SHALL BE MAINTAINED.

1 / A4.2 ENLARGED ENTRY PLAN
SCALE: 1/4" = 1'-0"

N

ENLARGED PLANS AND DETAILS

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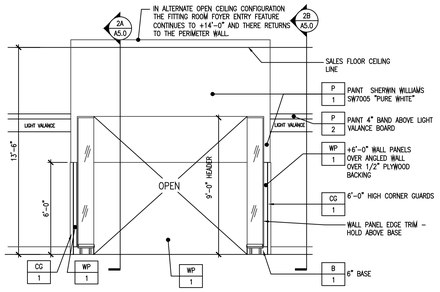
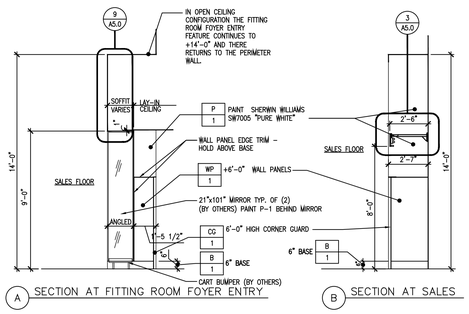


1 A5.0 ELEVATION @ FITTING ROOM FOYER ENTRY

SCALE: 1/4" = 1'-0"

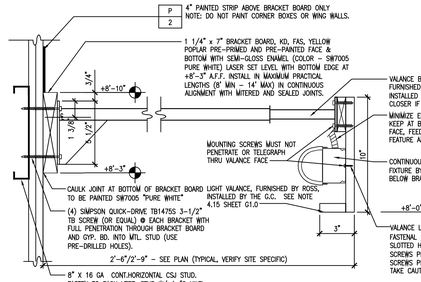


A SECTION AT FITTING ROOM FOYER ENTRY

B SECTION AT SALES

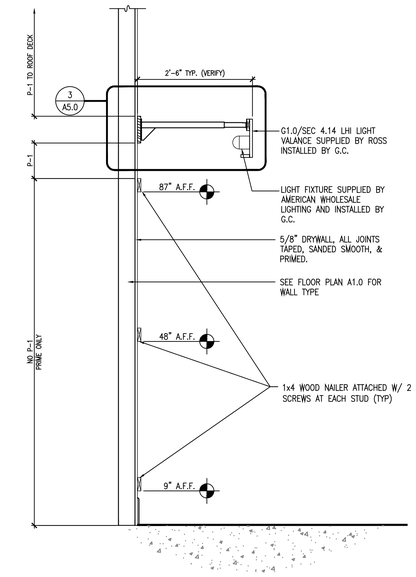
2 A5.0 FITTING ROOM FOYER ENTRY SECTIONS

SCALE: 1/4" = 1'-0"



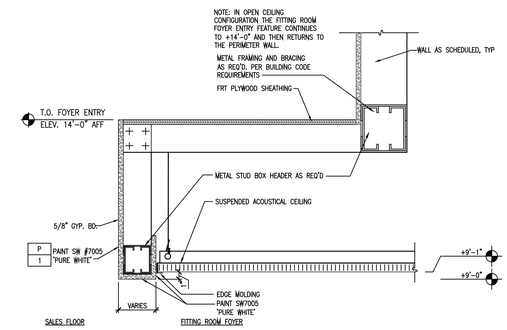
3 A5.0 LIGHT VALANCE

SCALE: 3" = 1'-0"



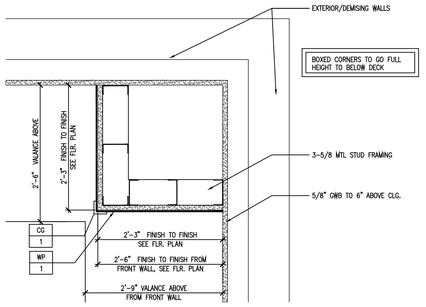
4 A5.0 WALL SECTION @ SALES FLOOR PERIMETER

SCALE: 3/4" = 1'-0"



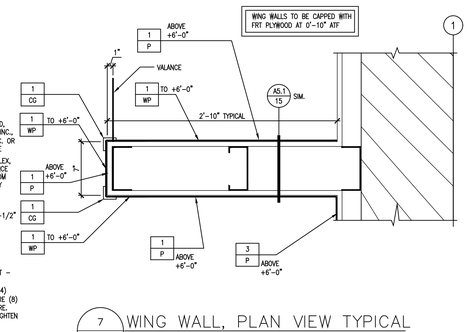
9 A5.0 CEIL. BREAK @ F.R. FOYER

SCALE: 1 1/2" = 1'-0"



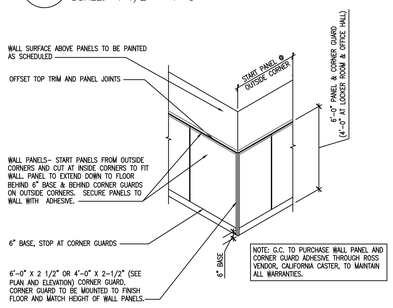
6 A5.0 CORNER FILLER DETAIL PLAN VIEW

SCALE: 3/4" = 1'-0"



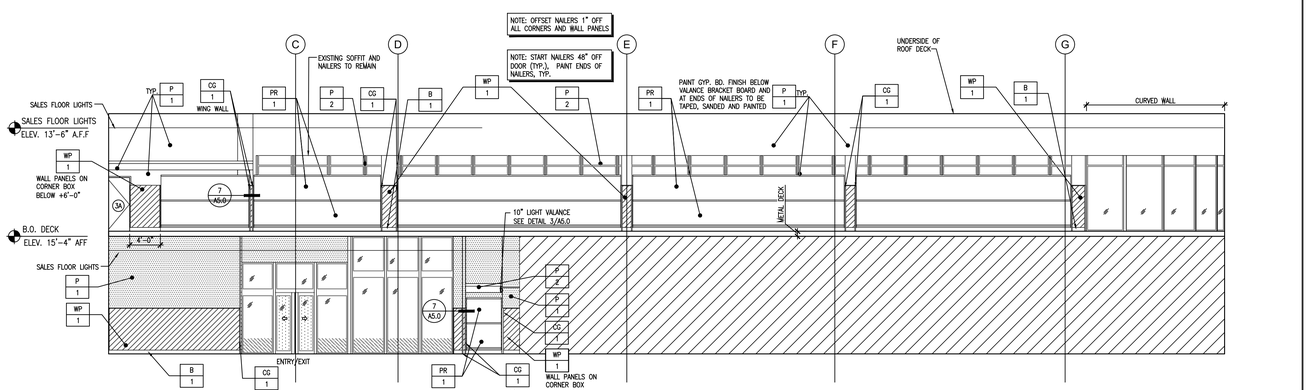
7 A5.0 WING WALL, PLAN VIEW TYPICAL

SCALE: 1 1/2" = 1'-0"



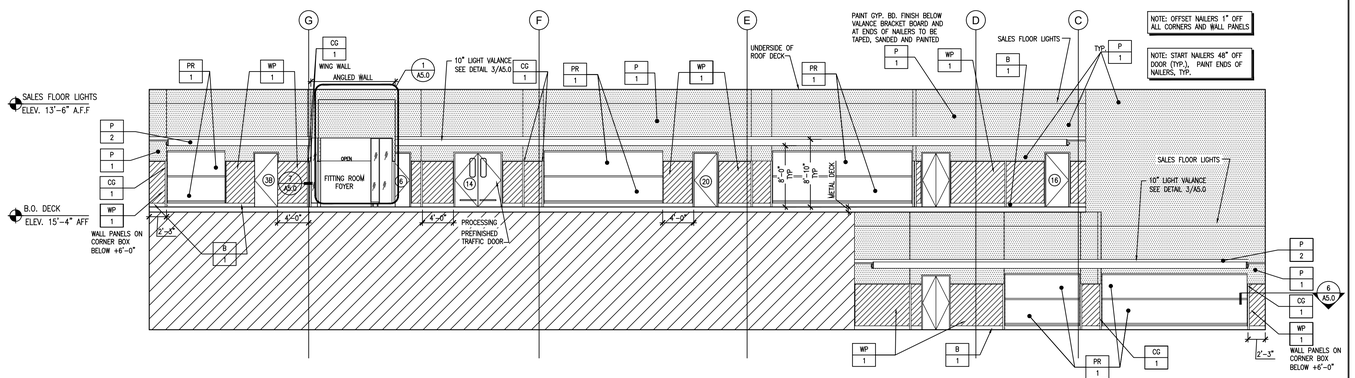
8 A5.0 WALL PANEL DETAIL

SCALE: NONE



10 A5.0a INTERIOR ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"



11 A5.0a INTERIOR ELEVATION (BACK)

SCALE: 1/8" = 1'-0"

FINISH LEGEND

SEE SHEET A6.0 FOR ADDITIONAL FINISH AND MATERIAL NOTES

P 1	PAINT SHERWIN WILLIAMS #7005 "PURE WHITE" EGG-SHELL FINISH
P 2	PAINT BENJAMIN MOORE, BM-2064-40 "CLEAREST OCEAN BLUE", SEMI GLOSS, 4" MIN. CONTINUOUS STRIPE FROM TOP OF VALANCE BRACKET BOARD.
P 3	PAINT BENJAMIN MOORE, BM-2064-40 "CLEAREST OCEAN BLUE", SEMI GLOSS FINISH ABOVE THE 6'-0"H WALL PANELS AT THE FRONT OF THE STORE BEHIND THE REGISTERS AND BETWEEN WING WALLS.
P 4	PAINT SHERWIN WILLIAMS #7005 "PURE WHITE" - "PROMAR" ALKYD SEMI-GLOSS ENAMEL AT ALL GYPSUM BOARD CEILINGS AND SOFFITS.
B 1	RUBBER BASE: JOHNSONITE #40 "BLACK", 6". ADHESIVE: JOHNSONITE #946
CG 1	6'-0" CORNER GUARDS ARE TO BE INSTALLED ON ALL EXPOSED OUTSIDE CORNERS OF ALL WALLS AND COLUMNS. FOR INSTALLATION SEE WALL PANEL 8/A5.0.
CG 2	4'-0" CORNER GUARDS ARE TO BE INSTALLED ON ALL EXPOSED OUTSIDE CORNERS OF ALL WALLS AND COLUMNS IN THE LOCKER ROOM #109 AND THE OFFICE HALL #110 WITH THE EXCEPTION OF THE PROCESSING ROOM #102 (STEEL). FOR INSTALLATION SEE WALL PANEL DETAIL 8/A5.0.
WP 1	WALL PANELS, SEE SHEET A6.0, ROOM FINISH & MATERIAL NOTES #15. INSTALL 6'-0" WALL PANELS UNLESS SPECIFIED OTHERWISE. FOR INSTALLATION, SEE WALL PANEL DETAIL 8/A5.0.
PR 1	GYPSUM BOARD TO BE TAPED, SANDED, PRIMED AND PAINT READY
	WALL PANEL & CORNER GUARD CONTACT INFORMATION: CALIFORNIA CASTER AND HAND TRUCK COMPANY CONTACT: TERRY CAVANAUGH, PHONE: 415-939-6873 EMAIL: TERRY@CALIFORNIACASTER.COM
C.J.	GYPSUM WALLBOARD CONTROL JOINTS. @ 24' O.C. MIN & 30' O.C. MAX (SEE SPECIFICATIONS SECTION 09260.) EXACT LOCATIONS TO BE VERIFIED IN FIELD.

INTERIOR FINISH NOTES:

1. INTERIOR BASE BUILDING PAINT COLOR IS TO BE TO SW7005 "PURE WHITE" (THIS INCLUDES THE ELECTRICAL ROOM AND STOCKROOM; THE DOORS, JAMBS AND WALLS; AND, THE SALES FLOOR WALLS, DOORS AND JAMBS) "PROMAR" LATEX WITH AN EGGSHELL FINISH UNLESS OTHERWISE SPECIFIED. INTERIOR METAL, FINISH WOODWORK, JAMBS AND DOORS AND ALL PAINTED SURFACES IN THE RESTROOMS AND JANITOR'S CLOSET ARE TO BE PAINTED WITH "PROMAR" ALKYD ENAMEL IN A SEMI-GLOSS FINISH.

WINDOW FILM LEGEND

3M #324 "FROSTED WHITE CRYSTAL" AT INSIDE FACE OF ALL WINDOW GLAZING BELOW +24"

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SCALE AS NOTED

DRAWN BY:

PROJECT NO. 22.185.10

SHEET NUMBER

A5.0a

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INTERIOR ELEVATIONS AND DETAILS

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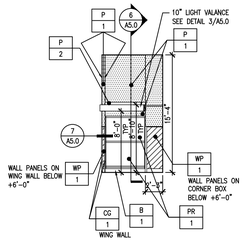
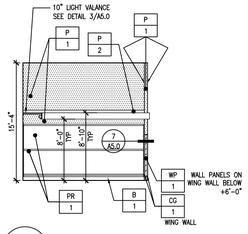
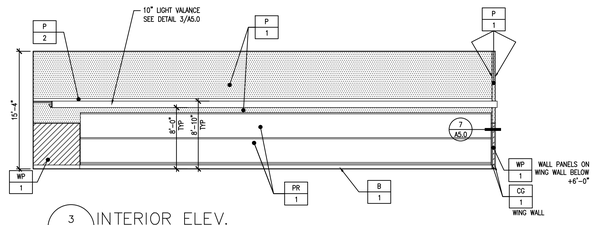


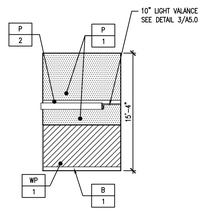
5 A5.0b INTERIOR ELEV.
SCALE: 1/8" = 1'-0"



4 A5.0b INTERIOR ELEV.
SCALE: 1/8" = 1'-0"

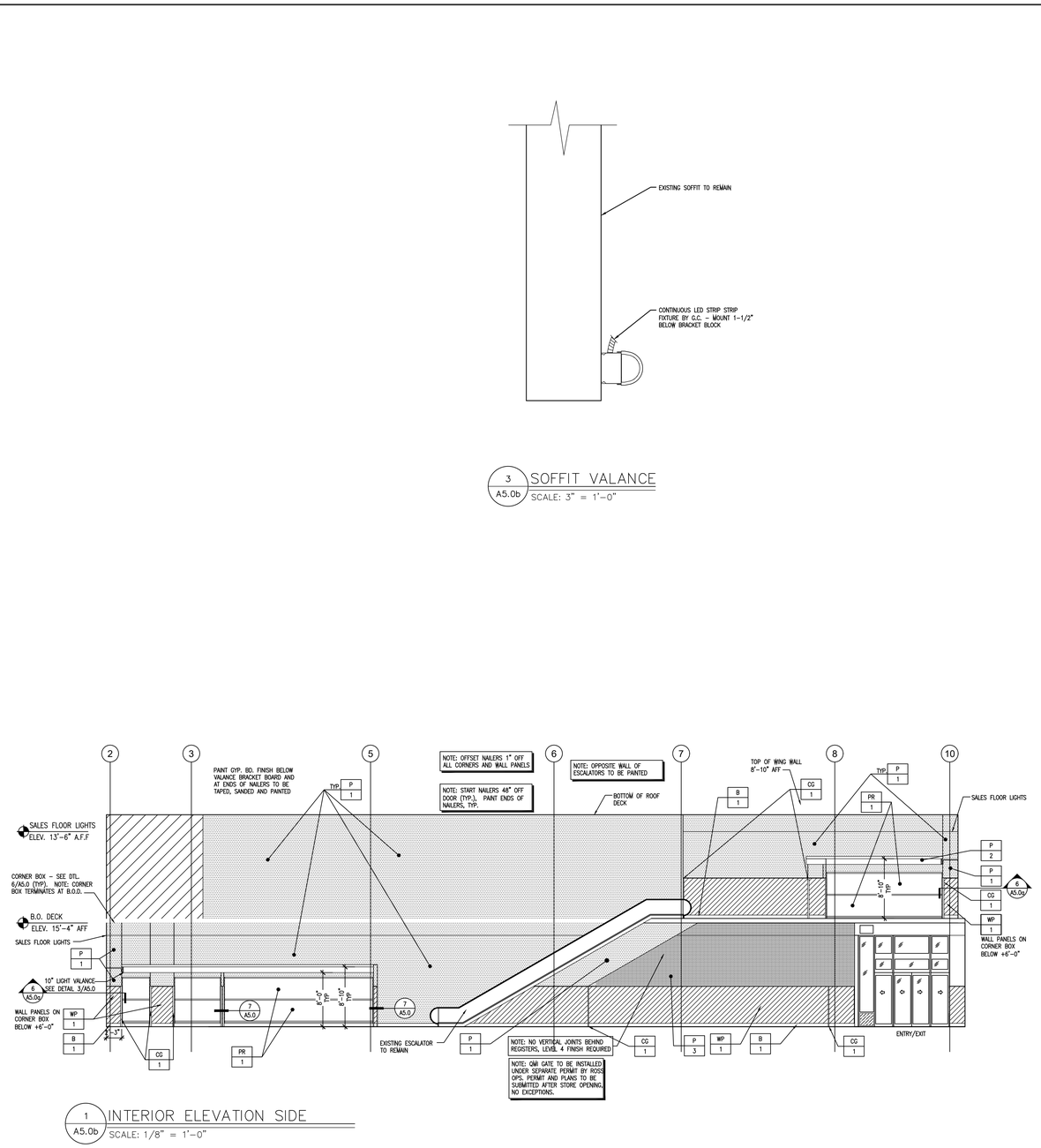


3 A5.0b INTERIOR ELEV.
SCALE: 1/8" = 1'-0"

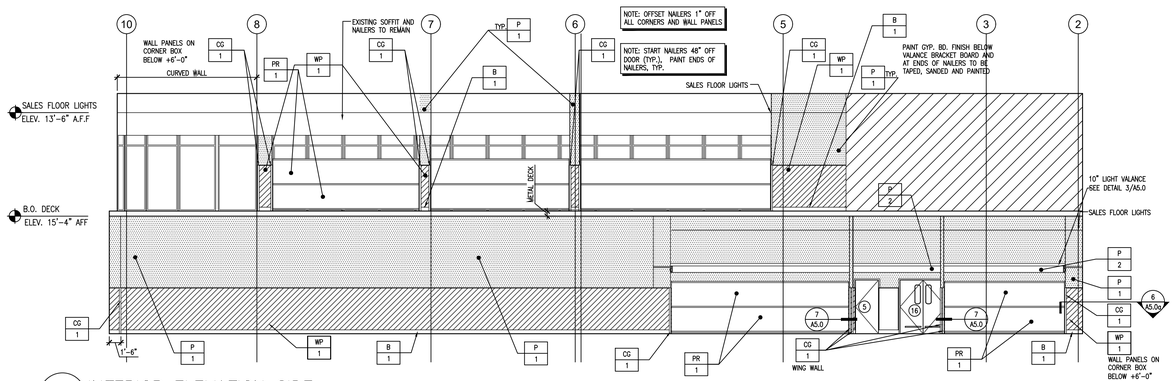


5 A5.0b INTERIOR ELEV.
SCALE: 1/8" = 1'-0"

3 A5.0b SOFFIT VALANCE
SCALE: 3" = 1'-0"



1 A5.0b INTERIOR ELEVATION SIDE
SCALE: 1/8" = 1'-0"



2 A5.0b INTERIOR ELEVATION SIDE
SCALE: 1/8" = 1'-0"

INTERIOR ELEVATIONS AND DETAILS

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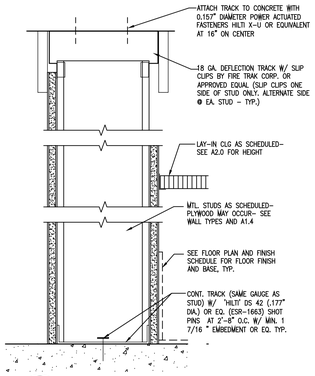
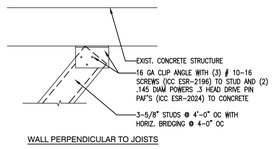


1 A5.1 TYPICAL FULL HT. WALL DETAIL

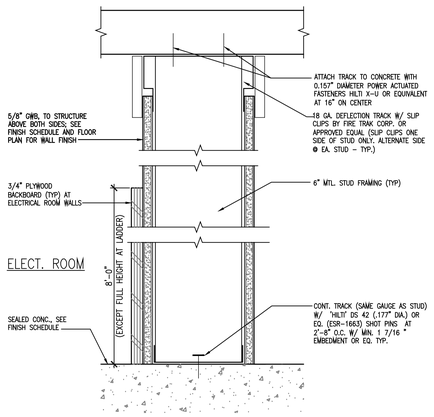
SCALE: 3" = 1'-0"



WALL PERPENDICULAR TO JOISTS

16 A5.1 DETAIL BRACING TO STRUCTURE

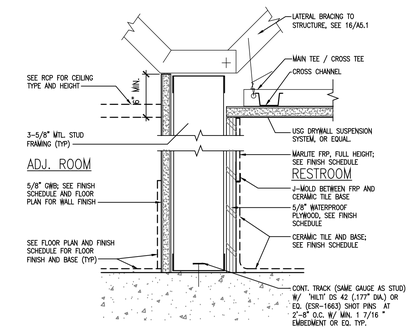
SCALE: 1 1/2" 1'-0"



7 A5.1 FULL HT. WALL @ ELECT. ROOM

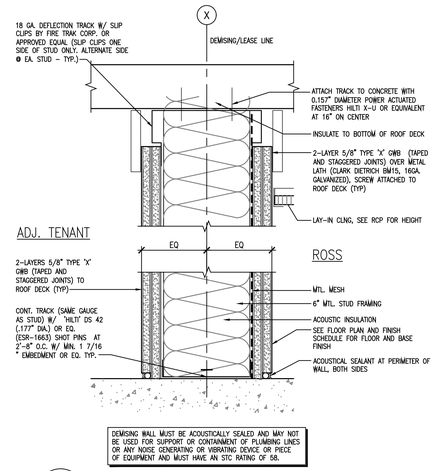
SCALE: 3" = 1'-0" SEE SEC.7.1 & 7.4 SHEET-G1.1

ALL INTERIOR PARTITION STUDS TO COMPLY TO FOLLOWING STANDARDS UNLESS NOTED OTHERWISE ON PLAN. SEE WALL DETAILS ON A5.2.
ICC REPORT ESR-3064P
3-5/8" MTL STUDS, 20 GA @ 16" OC
6" MTL STUDS, 20 GA @16" OC



10 A5.1 RESTROOM PARTITION WALL

SCALE: 3" = 1'-0" SEE SEC.7.6, 7.7 & 7.9 SHEET-G1.1



13 A5.1 SECTION @ STUD DEMISING WALL

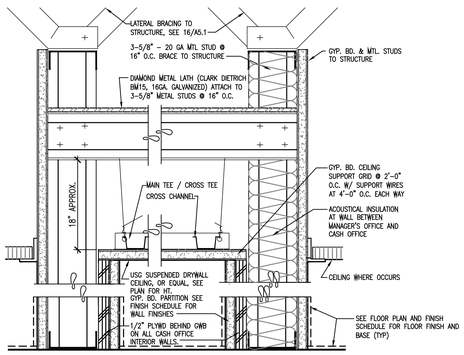
SCALE: 3" = 1'-0" SEE SEC.7.2 SHEET-G1.1

1A A5.1 NOT USED

SCALE:

4 A5.1 NOT USED

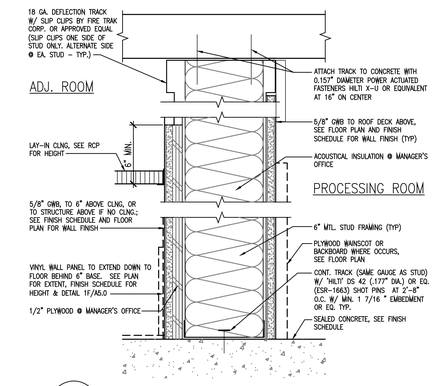
SCALE: 1 1/2" 1'-0"



NOTE: THIS DETAIL APPLIES WHERE THE DISTANCE FROM THE CEILING TO THE UNDERSIDE OF THE STRUCTURE ABOVE IS GREATER THAN 24"

2 A5.1 SECTION @ CASH OFFICE

SCALE: 3" = 1'-0" SEE SEC.7.5 SHEET-G1.1

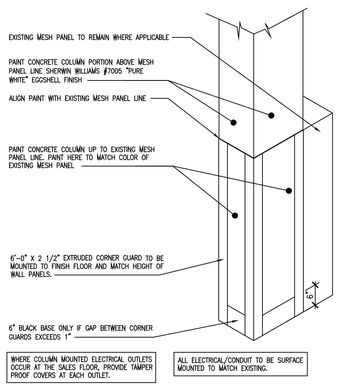


3 A5.1 PROCESSING ROOM WALL SECTION

SCALE: 3" = 1'-0" SEE SEC.7.1 SHEET-G1.1

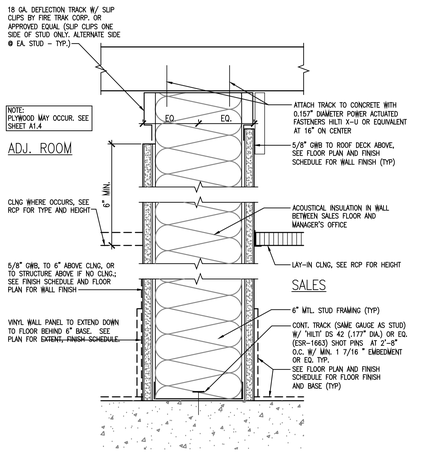
5 A5.1 NOT USED

SCALE:



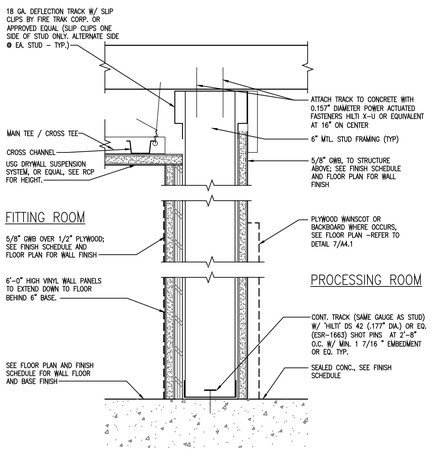
6 A5.1 COLUMN FINISH DETAIL

SCALE: 3" = 1'-0"



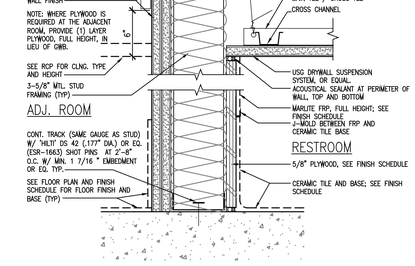
8 A5.1 INT. FULL HT. WALL SECTION

SCALE: 3" = 1'-0" SEE SEC.7.1 & 7.3 SHEET-G1.1



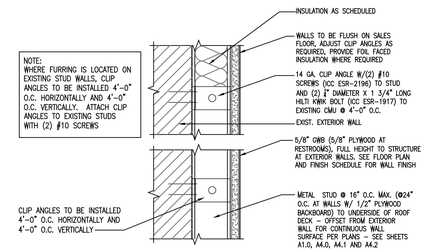
9 A5.1 FULL HT. WALL @ FITTING ROOM

SCALE: 3" = 1'-0"



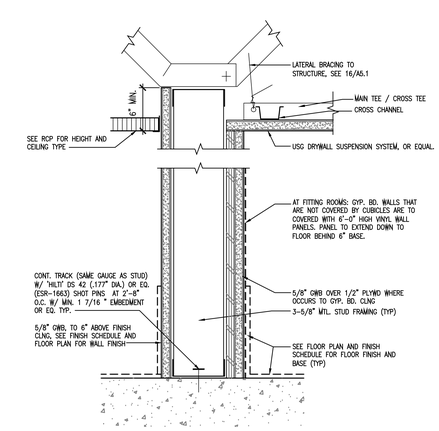
11 A5.1 RESTROOM ACOUSTICAL WALL

SCALE: 3" = 1'-0" SEE SEC.7.8 SHEET-G1.1



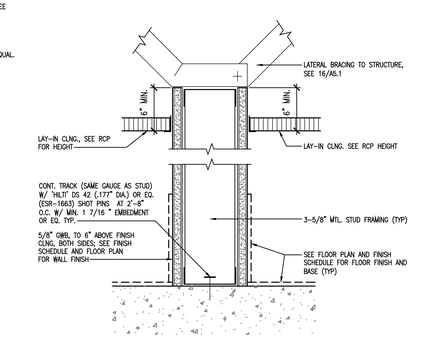
14 A5.1 SECTION @ FURRED WALL

SCALE: 3" = 1'-0" SEE SEC.7.11 SHEET-G1.1



12 A5.1 FITTING ROOM PARTITION WALL

SCALE: 3" = 1'-0"



15 A5.1 CEILING HT. WALL SECTION

SCALE: 3" = 1'-0" SEE SEC.7 SHEET-G1.1

SECTIONS AND DETAILS

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CLEVELAND
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Seal:

2055 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

DRAWN BY:

PROJECT NO. 22.185.10

SHEET NUMBER
A5.1

ROSS_2541_A5.1

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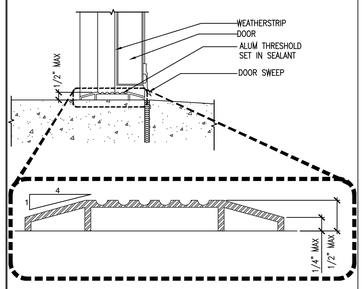
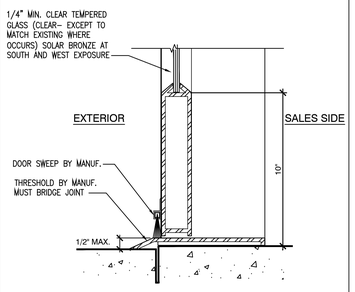


DOOR THRESHOLD
CONCRETE TO CONCRETE

SCALE	
3" = 1' - 0"	13

NOT USED

SCALE	
1-1/2" = 1' - 0"	9

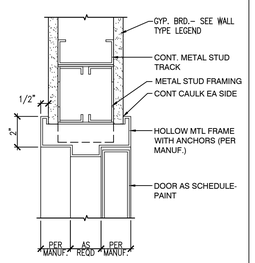


STOREFRONT DETAIL
THRESHOLD

SCALE	
3"=1'-0"	12

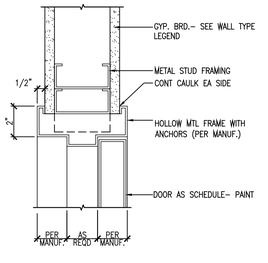
NOT USED

SCALE	
3"=1'-0"	8



HEAD DETAIL
(INTERIOR) TYP. U.N.O.

SCALE	
3"=1'-0"	11



JAMB DETAIL (INTERIOR)
TYP. U.N.O.

SCALE	
3"=1'-0"	7

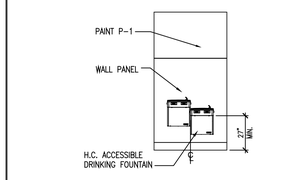
NOT USED

SCALE	
3/4" = 1' - 0"	14

ITEM	DESCRIPTION	MANUFACTURER'S ITEM NUMBER
A	SURFACE MOUNTED TOILET SEAT COVER DISPENSER 40" MAX. A.F.F. TO HIGHEST OPERABLE PART	B-221
B	SURFACE MOUNTED SOAP DISPENSER 40" MAX. A.F.F. TO HIGHEST OPERABLE PART	PROVIDED AND INSTALLED BY ROSS
C	SURFACE MOUNTED TOILET TISSUE DISPENSER SEE DETAILS FOR MOUNTING LOCATION.	B-2892 JUMBO
D	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL 40" MAX. A.F.F. TO HIGHEST OPERABLE PART (WOMEN'S TOILET ROOM ONLY)	B-270
E	S.S. GRAB BARS WITH CONCEALED MOUNTING MOUNTED 33" TO CENTER LINE A.F.F., BOTH BARS TO BE MOUNTED 12" MAX. FROM CENTER OF WATER CLOSET, SIDE BAR TO BE 42" MIN. LONG WITH THE FRONT END TO EXTEND 24" BEYOND FRONT EDGE OF TOILET SEAT, BACK BAR TO BE 36" MIN. LONG	B-6806
F	MIRROR W/ S.S. FRAME, 18"x36", BOTTOM EDGE OF MIRROR REFLECTING SURFACE 40" MAX. A.F.F.: (MIRRORS PROVIDED IN THE WOMEN'S TOILET ROOM ONLY; NO MIRROR IN THE MEN'S TOILET ROOM.)	SENTRY MODEL SMS1836
G	HAND DRYER WITH STAINLESS STEEL RECESS KIT ADA-RK, 40" MAX. A.F.F. TO BOTTOM OF HAND DRYER, 4" MAX. PROJECTION. SEE DETAIL 14/A5.2 FOR ROUGH OPENING SIZE.	AMERICAN DRYER EXTREMEAIR EXT7-M (STEEL WHITE) WITH STAINLESS STEEL RECESS KIT ADA-RK (SEE A0.0 CONTACT LIST FOR ORDERING INFORMATION)
H	TIME MIST DISPENSER – MOUNTED @ 7'-6" A.F.F. (SOURCE: SUPREME INDUSTRIAL PRODUCTS, SEE SHEET A0.0 FOR CONTACT INFO.)	OMNIAIR DISPENSER #74359 (WHITE, 2.8" x 2.75" x 5.358") ONE DISPENSER REQUIRED PER RESTROOM, REFILL INSTALLED BY ROSS
I	TOILET ROOM PARTITIONS: ACCESSIBLE STALL DOOR TO BE EQUIPPED WITH AUTOMATIC–CLOSING DEVICE, A CLEAR OPENING WIDTH OF 34" WITH THE DOOR POSITIONED AT 90° FROM ITS CLOSED POSITION, AND THE INSIDE AND OUTSIDE OF THE DOOR IC TO BE EQUIPPED WITH A LOOP OR U–SHAPED HANDLE IMMEDIATELY BELOW THE LATCH, THE LATCH HARDWARE SHALL NOT REQUIRE THE USER TO GRASP OR TWIST IN ORDER TO OPERATE. PROVIDE ROBE HOOK ON DOOR TO ACCESSIBLE STALL AT 48" AFF. PULL HANDLE REQUIRED ON BOTH SIDES OF DOOR. PROVIDE BARREL HINGES FOR TOILET PARTITION DOORS.	BOBRICK, DURALINE SERIES 1082.67 OVERHEAD BRACED, INSTITUTIONAL HARDWARE COLOR: P–500 "BLACK STONE" PROVIDE WALL MOUNTED DOOR STOPS AT ALL PARTITION DOORS AT HEIGHT OF LATCH. PROVIDE POST FOR URINAL SCREEN BRACE TOP AND BOTTOM.
J	DIAPER CHANGING STATION WHEN OPEN TOP OF TABLE TO BE 34" MAX. A.F.F.	BCS–2 (GREY)

TOILET ACCESSORIES LEGEND

SCALE	
1/4" = 1'-0"	4



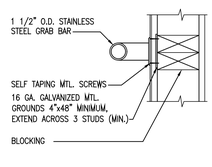
ACCESSIBLE DRINKING FOUNTAIN NOTES:
A. DRINKING FOUNTAINS SHALL BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS.

B. BUBBLER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM THAT IS FRONT MOUNTED OR SIDE MOUNTED AND LOCATED WITHIN 6 INCHES OF THE FRONT EDGE OF THE FOUNTAIN OR AN ELECTRONICALLY CONTROLLED DEVICE.

C. THE SPOUT SHALL PROVIDE A DFLOW OF WATER AT LEAST 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT.

INTERIOR ELEV.
AT DRINKING FOUNTAINS

SCALE	
1/4"=1'-0"	10

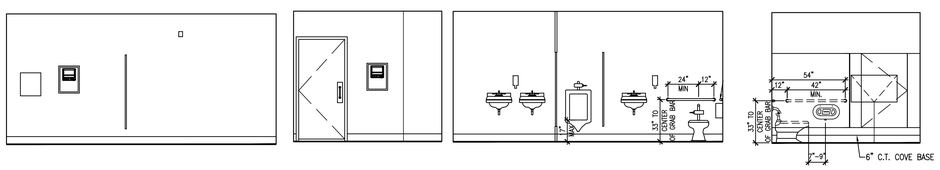


DETAIL
GRAB BAR

SCALE	
N.T.S.	6

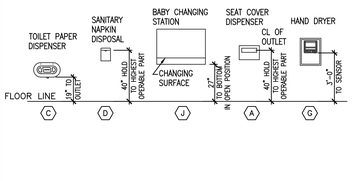
NOTE: ALL PLUMBING FIXTURES AND ACCESSORIES ARE EXISTING TO REMAIN. GC TO CLEAN TO "LIKE–NEW" CONDITION.

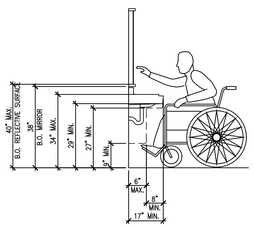
SEE 5/A5.2 FOR ADDITIONAL MOUNTING HEIGHTS



MEN'S ROOM ELEVATION

SCALE	
1/4"=1'-0"	3



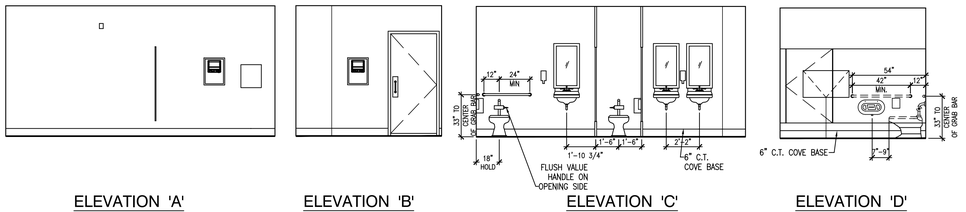


TOILET STALL DESIGN

SCALE	
1/4" = 1' - 0"	5

NOTE: ALL PLUMBING FIXTURES AND ACCESSORIES ARE EXISTING TO REMAIN. GC TO CLEAN TO "LIKE–NEW" CONDITION.

SEE 5/A5.2 FOR ADDITIONAL MOUNTING HEIGHTS



WOMEN'S ROOM ELEVATION

SCALE	
1/4"=1'-0"	2

WALL TYPE LEGEND

P1 PERIMETER FURRING	1 OR 2 OR 4; 10 13 7; AT JANITORS/RESTROOMS USE 19 IN LIEU OF 16	– SEE SHEET A1.4 FOR WOOD NAILER LOCATIONS @ SALES – SEE NOTE #4. – PLYWOOD MAY OCCUR, SEE SHEET A1.4 – SEE DETAIL 14/A5.1 – ON SALES FLOORHOLD STUDS OFF WALL AS REQ'D. TO FLUSH OUT WALL. – PERIMETER INSULATION TO GO FULL HT., TYP.
P2	1 OR 2	
P3 / P3B	7 16; 16; AT MANAGER'S OFFICE USE 8 IN LIEU OF 7	– SEE DETAIL 2, 12, AND 15/A5.1 – PLYWOOD MAY OCCUR, SEE SHEET A1.4 – AT P3B PROVIDE 8 AND 15 AT MANAGERS OFFICE
P4 NOT USED		
P5	8 16; AT JANITORS/RESTROOMS USE 19 IN LIEU OF 16	– FULL HT. WALL – SEE DETAIL 7/A5.1, SIM. – PLYWOOD MAY OCCUR – SEE SHEET A1.4 – ADD 12 AT TRASH ROOM
P6 STOCK/SALES	8 16; 19 @ SALES; 15 16; AT JANITORS/RESTROOMS USE 19 IN LIEU OF 16	– SEE SHEET A1.4 FOR WOOD NAILER LOCATIONS @ SALES. – PLYWOOD MAY OCCUR, SEE SHEET A1.4 – SEE DETAIL 3 & 8/A5.1
P7 NOT USED		
P9A NOT USED		
P10	8 16; 16	
P11	7 16	

WALL TYPE KEYED NOTES

1. EXISTING MASONRY WALL TO REMAIN.
2. NEW MASONRY WALL – SEE STRUCTURAL DRAWINGS.
3. EXISTING DEMISING WALL TO REMAIN. PATCH/REPAIR AS REQUIRED.
4. EXISTING STOREFRONT TO REMAIN.
5. NOT USED.
6. NOT USED.
7. 3–5/8" METAL STUDS @ 16" O.C., TYP. U.N.O.
8. 6" METAL STUDS @ 16" O.C., TYP. U.N.O.
9. 8" METAL STUDS @ 16" O.C., TYP. U.N.O.
10. NOT USED.
11. EXISTING GYPSUM BOARD FURRING TO REMAIN. PATCH/REPAIR AS REQUIRED.
12. GALVANIZED METAL PANEL TO 8'–0" A.F.F. ON TRASH ENCLOSURE SIDE OF WALL.
13. R–11 BATT INSULATION, SEE SPECS. CLIMATE ZONE: 1a
14. SOUND ATTENUATION BLANKET INSULATION.
15. NEW 5/8" GYPSUM BOARD.
16. NOT USED.
17. 1"X4" WOOD FACE NAILERS, HORIZONTAL – SEE SHEET A1.4.
18. 5/8" EXTERIOR TYPE A–C PLYWOOD

WALL TYPE NOTES:

1. VERIFY LOCATIONS OF PLYWOOD AND NAILERS PER PLANS, SEE SHEET A1.4.
2. SEE DETAILS ON SHEET A5.1 FOR TYPICAL WALL CONSTRUCTION, BRACING AND TRACK DETAILS.
3. ALL GYPSUM BOARD TO BE TAPED, SANDED SMOOTH, PRIMED AND FINISHED, READY FOR PAINT.
4. SEE A1.0 FOR FULL HEIGHT WALL LOCATIONS. PROVIDE FULL HT. STUDS AT BUILDING PERIMETER (INCLUDING GYPSUM BOARD & BATT INSULATION).

WALL TYPES
LEGEND & NOTES

SCALE	
N.T.S.	1

DETAILS

mcgarchitecture.com
CLEVELAND
LOS ANGELES
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IRVINE
SAN DIEGO
PHOENIX
SAN FRANCISCO

Seal:

2055
DRESS FOR LESS

STORE #2528
CENTRAL ANAHEIM, CA
1670 W. KATELLA AVENUE
ANAHEIM, CA 92802

REVISIONS
BID/PERMIT 12–19–2022

SCALE
AS NOTED

DRAWN BY:
PROJECT NO. 22.168.10

SHEET NUMBER
A5.2

ROSS_2541_A5.2

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

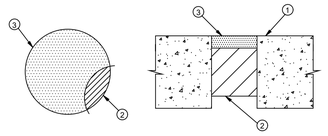
2 Hour Fire Rated Through Penetration Firestop for Blank Openings through Concrete Floors or Walls using FYRE-SIL and FYRE-SIL S/L.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 0011

F-Rating = 2 Hour
T-Rating = 1-1/2 & 2 Hour

Drawing not to scale



① Pre-Rated Concrete Floor or Wall Assembly = Min. 4-1/2" thickness
Max. Diameter of Opening = 24".

② Packing Material - Min. 3-1/2" thickness of mineral wool insulation (min. 5 .0 pcf) firmly packed into the opening as a permanent form.

③ FYRE-SIL or FYRE-SIL S/L - MIn. 1/2" thickness of sealant applied within opening, flush with top surface of floor or both surfaces of wall assembly.

NOTE: If FYRE-SIL is used, the T-Rating = 1-1/2 Hr.
If FYRE-SIL S/L is used, the T-Rating = 2 Hr.

NOTE: Apply FYRE-SIL S/L to Floor Applications Only.

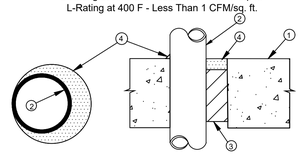
2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete Floors or Block Walls using TREMstop Acrylic.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 1205

F-Rating = 2 Hr.
T-Rating = 0 Hr.
L-Rating at Ambient - Less Than 1 CFM/sq. ft.
L-Rating at 400 F - Less Than 1 CFM/sq. ft.

Drawing not to scale



① Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness.
The annular space range shall be min. 0" to max. 7/8" for this firestop system.

② Metallic Pipe: > Steel Pipe - 12" diam. (or smaller) sch. 40 (or heavier) steel
> Conduit - Nom. 4" diam. (or smaller) steel conduit, or EMT.
> Copper Pipe - 3" diam. (or smaller) Regular (or heavier) copper.
> Cast Iron Pipe - 12" diam. (or smaller) cast or ductile iron.
> Copper Tubing - 3" diam. (or smaller) Type L (or heavier) copper.

③ Packing Material - Min. 4" thickness of mineral wool (min. 4.0 pcf) insulation, firmly packed into opening as a permanent form.

④ TREMstop Acrylic - Min. 1/2" sealant applied within annulus, and a minimum 1/4" sealant applied at point contact; at the floor surface for floors,

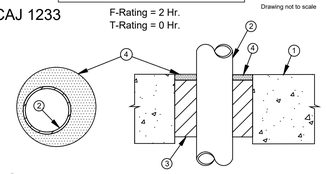
2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete Floors or Walls using FYRE-SHIELD.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 1233

F-Rating = 2 Hr.
T-Rating = 0 Hr.

Drawing not to scale



① Pre-Rated Concrete Floors or Block Walls = Min. 3" thick concrete floor assembly.
Min. 3-1/2" thick conrete wall assembly.

② Metallic Pipe: A) Steel Pipe- 8" diam. (or smaller) Sch. 40 (or heavier) steel pipe.
B) Iron Pipe- 8" diam. (or smaller) cast or ductile iron pipe.
C) Conduit - 4" diam. (or smaller) EMT or steel conduit.
D) Copper Tubing - 4" diam. (or smaller) Type L (or heavier) copper tubing.
E) Copper Pipe- 4" diam. (or smaller) Regular (or heaveir) copper pipe.
The annular space be min. 1/2" to max. 7/8".

③ Packing Material - Min. 2-1/2" thickness of mineral wool (min. 4.0 pcf) insulation, firmly packed into opening as a permanent form.

④ FYRE-SHIELD- Min. 1/2" thickness of sealant applied within annulus, flush with top surface of floor or both surfaces of wall assembly.

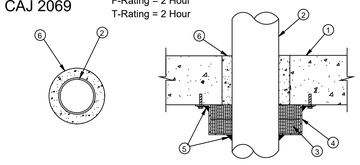
2 Hour Fire Rated Through Penetration Firestop for Plastic Pipe through Concrete Floors or Walls using TREMstop WS and TREMstop MCR.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 2069

F-Rating = 2 Hour
T-Rating = 2 Hour

Drawing not to scale



① Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness
② Plastic Pipe - 10" diam. (or smaller) Sch. 40 PVC pipe for use in closed or open piping systems. A max. annular space of 5/8" is required.
③ TREMstop WS - Intumescent wrap strips, continuously wrapped around outer circumference of the pipe in two stacks of twelve wraps.
④ TREMstop MCR - Prefabricated steel collar wrapped over the wrap strips (Item 3) and mechanically fastened to the floor or wall assembly.
⑤ TREMstop WBM or FYRE-SIL - Min. 1/4" bead of sealant applied at the interface of the concrete slab and steel collar, and at the interface of the steel collar and pipe.
⑥ Mortar - Min. 4-1/2" thickness of mortar or hydraulic cement applied within annulus, flush with both surfaces of floor or wall assembly.
NOTE: In floors, apply below the concrete slab. In walls, apply to each side of assembly.

5

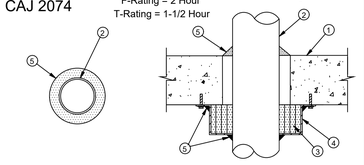
2 Hour Fire Rated Through Penetration Firestop for Plastic Pipe through Concrete Floors or Walls using TREMstop WS and TREMstop MCR.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 2074

F-Rating = 2 Hour
T-Rating = 1-1/2 Hour

Drawing not to scale



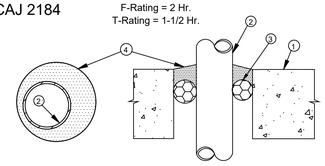
① Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness
② Plastic Pipe - 2" diam. (or smaller) Sch. 40 PVC pipe for use in closed or open piping systems. A nom. annular space of 1/8" is required within the firestop system.
③ TREMstop WS - Intumescent wrap strips, continuously wrapped around outer circumference of the pipe four times.
④ TREMstop MCR - Prefabricated steel collar wrapped over the wrap strips (Item 3) and mechanically fastened to the floor or wall assembly.
⑤ FYRE-SIL - Min. 1/4" bead of sealant applied at the interface of the concrete slab and steel collar, and at the interface of the steel collar and pipe. An additional 1/4" thick bead of caulk to be applied around the the pipe at the interface with the top of the concrete slab.

2 Hour Fire Rated Through Penetration Firestop for Single Plastic Pipe through Concrete Floors or Walls using TREMstop IA.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 2184

F-Rating = 2 Hr.
T-Rating = 1-1/2 Hr.



① Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness
② Plastic Pipe - A) Nom. 2" diam. (or smaller) Sch. 40 PVC pipe.
B) Nom. 2" diam. (or smaller) SDR17 CPVC pipe.
NOTE: For use in closed (process or supply) piping systems.
③ Forming Material - Foam backer rod firmly packed into the opening as a permanent form.
④ TREMstop IA - Sealant applied within opening, flush with top surface of floor or both surfaces of wall assembly as shown in table below. When required, apply additional sealant such that a min. 1/8" crown is formed around the penetrating item.

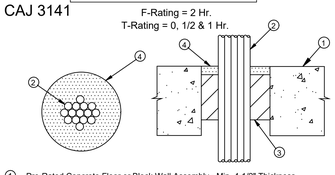
Max. Pipe Diameter, in.	Annular Space, in.	Min. Sealant Thickness, in.	Sealant Crown Required
1-1/2	3/8 to 3/4	1/2	Yes
2	1/4 to 3/8	1	No

2 Hour Fire Rated Through Penetration Firestop for Multiple Cables through Concrete Floors or Walls using TREMstop IA.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 3141

F-Rating = 2 Hr.
T-Rating = 0, 1/2 & 1 Hr.



① Pre-Rated Concrete Floor or Block Wall Assembly - Min. 4-1/2" Thickness.
Maximum diameter of opening = 6".

② Cables - Any combination of the following types and sizes may be used.
A) Max 1/C - 500 kmil cable with PVC insulation and jacket
B) Max 1/C - 350 kcmil cable with XLPE insulation and jacket
C) Max 3/C - No. 6 cable with PVC insulation and jacket
D) Max 300 pair No. 24 AWG copper conductor telephone cables
E) Max 24 fibers - 62.5/125um dielectric fiber optic cable with HDPE jacket
NOTE: T-Rating is 0 Hr for Cables A & B, 1/2 Hr. for Cables C & D and 1 Hr for Cable E.

③ Packing Material - Min. 4" thickness of mineral wool insulation (min. 4.0 pcf) firmly packed into opening as a permanent form.

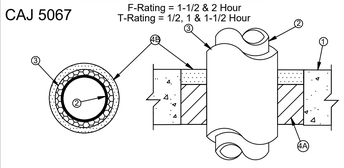
④ TREMstop IA - Min. 1/2" thickness of sealant applied within opening, flush with top surface of floor or both surfaces of wall assembly.

1-1/2 & 2 Hour Fire Rated Through Penetration Firestop for Insulated Metal Pipe through Concrete Floors or Walls using FYRE-SIL and FYRE-SIL S/L.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 5067

F-Rating = 1-1/2 & 2 Hour
T-Rating = 1/2, 1 & 1-1/2 Hour



① Pre-Rated Concrete Floor or Wall Assembly = Min. 4-1/2" thickness
② Metallic Pipe: > Steel Pipe - 10" diam. (or smaller) Sch.10 (or heavier) steel.
> Copper Pipe - 4" diam. (or smaller) Regular (or heavier) copper.
> Copper Tubing - 4" diam. (or smaller) Type M (or heavier) copper tubing.
③ Pipe Covering - Fiberglass insulation, see table below for thickness and annular space.

Max. Pipe Diam., in.	Pipe Covering Thickness, in.	Annular Space in.	Packing Material Thickness, in.	Min. Sealant Thickness, in.	F-Rating Hr.	T-Rating Hr.
3	1	1/4 to 1-3/8	3-1/2	1/2	1-1/2	1/2
3	1	1/4 to 5/8	3-1/2	1/4	1-1/2	1/2
4	1/2	1/4 to 5/8	4-1/4	1/4	2	1/2
10	1	1/2 to 1	4-1/4	1/4	2	1
10	2	1/2 to 3/4	4-1/4	1/4	1-1/2	1-1/2

4A Packing Material - Mineral wool insulation (min. 4.0 pcf) firmly packed into opening to the minimum required thickness in the table above.

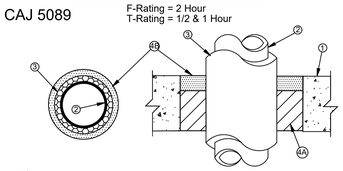
4B FYRE-SIL and FYRE-SIL S/L - Min. thickness of sealant as specified in the table above, applied within opening flush with top surface of floor or both surfaces of wall.
NOTE: Apply FYRE-SIL S/L to Floor Applications Only.

2 Hour Fire Rated Through Penetration Firestop for Insulated Metal Pipe through Concrete Floors or Walls using TREMstop Acrylic.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 5089

F-Rating = 2 Hour
T-Rating = 1/2 & 1 Hour



① Pre-Rated Concrete Floor or Wall Assembly = Min. 4-1/2" thickness
② Metallic Pipe: > Steel Pipe - 8" diam. (or smaller) Sch.40 (or heavier) steel.
> Iron Pipe - 8" diam. (or smaller) cast or ductile iron.
> Copper Pipe - 4" diam. (or smaller) Regular (or heavier) copper.
> Copper Tubing - 4" diam. (or smaller) Type L (or heavier) copper tubing.
③ Pipe Covering - Nom. 1" thick (or less) fiberglass insulation.
④ Firestop Treatment:

Pipe Type	Annular Space, in.	T Rating, H
Steel Pipe	1/2 to 1	1
Iron Pipe	1/2 to 1	1
Copper Pipe	3/8 to 1-1/2	1/2
Copper Tube	3/8 to 1-1/2	1/2

4A Packing Material - Min. 4" thickness of mineral wool insulation (min. 4.0 pcf) firmly packed into opening as a permanent form.

4B TREMstop Acrylic - Min. 1/2" thickness of sealant applied within opening, flush with top of floor or both sides of wall.

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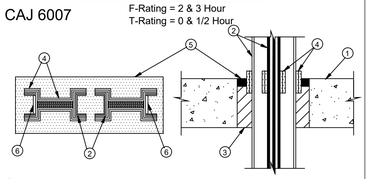
2 and 3 Hour Fire Rated Through Penetration Firestop for Bus Ducts through Concrete Floors and Walls using FYRE-SIL or FYRE-SIL S/L and TREMstop WS.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 6007

F-Rating = 2 & 3 Hour
T-Rating = 0 & 1/2 Hour



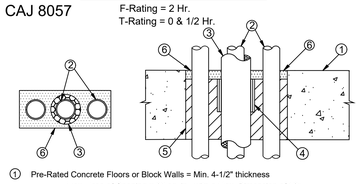
① Pre-Rated Concrete Floor or Wall Assembly = Min. 4-1/2" thickness
Max. Diameter of Opening = 330 sq. in. with a max. dimension of 30".
② Busway - Nom. 23" wide (or smaller) by 4.5" deep "I" shaped aluminum enclosure.
③ Packing Material - Min. 4" thickness of mineral wool insulation (min. 4.0 pcf) installed into opening as a permanent form.
④ TREMstop WS - Intumescent wrap strips are installed in several pieces to cover entire perimeter and center portion of the penetrating item in two layers.
NOTE: When TREMstop WS is not installed, F-Rating = 2 Hr. and T-Rating = 0 Hr.
⑤ FYRE-SIL or FYRE-SIL S/L - Min. 1/2" thickness of sealant applied within opening, flush with top surface of floor or both surfaces of wall assembly.
NOTE: Install FYRE-SIL S/L in Floor Applications Only.
⑥ FYRE-SIL - Min. 1/4" sealant applied at the ends of the busway over the top of the wrap strips.

2 Hour Fire Rated Through Penetration Firestop for Mixed Items through Concrete Floors or Walls using FYRE-SIL and TREMstop WS.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

CAJ 8057

F-Rating = 2 Hr.
T-Rating = 0 & 1/2 Hr.



① Pre-Rated Concrete Floors or Block Walls = Min. 4-1/2" thickness
Max. Area of Opening = 60 sq. in., with a Max. Dimension of 12".
② Metallic Pipe: A) Steel Pipe - 3" diam. (or smaller) Sch. 40 (or heavier) steel pipe.
B) Conduit - 3" diam. (or smaller) EMT or steel conduit.
C) Copper Tubing - 3" diam. (or smaller) Type L (or heavier) copper tubing.
D) Copper Pipe - 3" diam. (or smaller) Regular (or heavier) copper pipe.
E) Iron Pipe - 3" diam. (or smaller) cast or ductile iron pipe.
The annular space between pipes and openings is min. 1/4" to max. 15/16".
③ Pipe Covering - Nom. 3/4" thickness of flexible foam (AB/PVC) pipe insulation.
④ TREMstop WS - Intumescent wrap strips wrapped around pipe covering (item 3) two times.
⑤ Packing Material - Min. 4" thickness of mineral wool insulation (min. 4.0 pcf) firmly packed into the opening as a permanent form.
⑥ FYRE-SIL - Min. 1/2" thickness of sealant applied within opening, flush with top surface of floor or both sides of wall assembly.

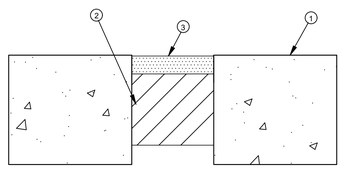
2 Hour Fire Rated Joints in Concrete Floors using DYMERIC 511.

TREMCO 3735 Green Rd. Beachwood, OH, 44122

FFD 0009

Drawing not to scale

Class I, II and II Movement Capabilities - 25% Compression and Extension



① Pre-Rated Concrete Floors - Minimum 4-1/2" thickness.
Max. Joint Width = 2".

② Packing Material - Min. 4" thickness of mineral wool insulation (min. 4.0 pcf) firmly packed into the opening as a permanent form.

③ DYMERIC 511 - Min. 1/2" thickness of sealant applied within opening, flush with top of floor.

14

PENETRATION DETAILS

mcgarchitecture.com
CLEVELAND DENVER SARASOTA NAPLES COLUMBUS FRESNO SAN FRANCISCO

Seal:

2021 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022
1 Addendum A 03-07-23

SCALE
NTS

DRAWN BY: RPM
PROJECT NO. 22.185.10

SHEET NUMBER
A5.3

ROSS_2541_A5.3

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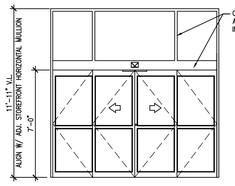
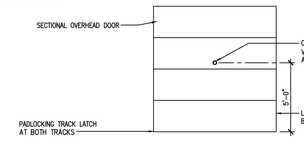


TYPE A



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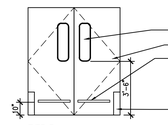
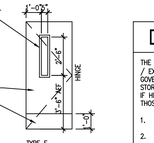
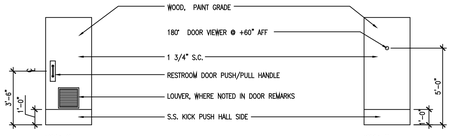


TYPE B

5"x30" VISION LITE, DIMENSION IS THE CLEAR DIMENSION OF THE GLAZING IN BETWEEN THE METAL FRAMES. SEE DOOR SCHEDULE FOR ONE WAY OR TWO WAY VISION. VISION LITE FRAME TO BE 20 GA. CRS BY ANEMOSTATE DOOR PRODUCTS, OR EQUAL, LO PROFILE, BAKED ENAMEL FRAME, COLOR TO MATCH DOOR

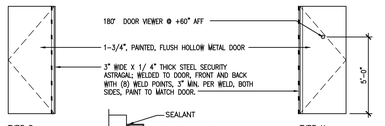


TYPE F



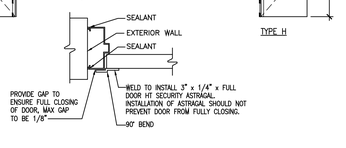
TYPE C

TYPE G

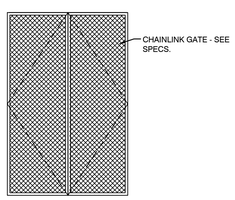


TYPE D

TYPE H



TYPE M-1



TYPE M-2

1 A6.0 DOOR TYPES
SCALE: N.T.S.

DOOR TYPE NOTES

THE FOLLOWING ARE THE ROSS MINIMUM ACCESSIBILITY REQUIREMENTS FOR OPERABLE INTERIOR / EXTERIOR DOORS AT ROSS STORES REGARDLESS OF LESSER OR ABSENT REQUIREMENTS OF GOVERNMENTAL AUTHORITY. THERE SHALL BE NO CASES WHERE THE OPERABLE DOORS AT ROSS STORES DO NOT MEET THE FOLLOWING MINIMUM REQUIREMENTS. LANDLORD MUST ENSURE THAT IF HIGHER OR MORE STRINGENT STANDARDS ARE REQUIRED BY GOVERNMENTAL AUTHORITY THAT THOSE HIGHER STANDARDS ARE MET.

1. DOORS MUST BE A MINIMUM OF 3'-0" WIDE AND 6'-8" HIGH.
2. DOORS MUST OPEN A MINIMUM OF 90 DEGREES.
3. CLEAR WIDTH OF DOORWAYS MUST BE 32" MINIMUM.
4. DOUBLE DOORS / AUTOMATIC DOORS AT LEAST ONE LEAF MUST COMPLY WITH ITEMS 1 THROUGH 3 ABOVE.
5. THE BOTTOM 10" OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING DOORS, SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH ALLOWS THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT A TRAP OR HAZARDOUS CONDITION.
6. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR AND INTERIOR DOOR, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, BUT SHALL NOT EXCEED 15 LBS.
7. IF THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LANDING EDGE OF DOOR.
8. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC B AS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
9. WHERE THE PLANE OF THE DOORWAY IS OFFSET 8 OR MORE INCHES FROM ANY OBSTRUCTION WITHIN 18" MEASURED LATERALLY ON THE LATCH SIDE, THE DOOR SHALL BE PROVIDED WITH MANEUVERING CLEARANCE FOR FRONT APPROACH.
10. FLOOR OR LANDING ON EACH SIDE OF THE DOOR TO BE LEVEL AND CLEAR. LEVEL AREA IN THE DIRECTION OF THE DOOR SWING IS A MINIMUM OF 60" IN LENGTH. LEVEL AREA OPPOSITE THE DIRECTION OF THE DOOR SWING IS A MINIMUM OF 44-46" IN LENGTH, DEPENDENT UPON DIRECTION OF THE APPROACH & EXISTENCE OF A LATCH & CLOSER. SURFACE SLOPE OF THE LEVEL AREA SHALL NOT EXCEED 1:50 GRADIENT (2%).
11. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS & 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

DOOR SCHEDULE

DOOR NUMBER	TYPE	W	H	D	HARDWARE TYPE (SEE NOTE 7)	MATERIAL		FINISH	REMARKS
						DOOR	FRAME		
1A STOREFRONT SLIDING DOOR (EXISTING)	–	–	–	–	KEYED LOCKSET	ALUM	ALUM	CAF	EXISTING DOOR PACKAGE TO REMAIN, GC TO SERVICE DOORS TO 'LIKE-NEW' CONDITION. REPLACE BELTS AND WEATHERSTRIPPING. EXISTING FINISH TO REMAIN.
1B STOREFRONT SLIDING DOOR (EXISTING)	–	–	–	–	KEYED LOCKSET	ALUM	ALUM	CAF	EXISTING DOOR PACKAGE TO REMAIN, GC TO SERVICE DOORS TO 'LIKE-NEW' CONDITION. REPLACE BELTS AND WEATHERSTRIPPING. EXISTING FINISH TO REMAIN.
1C VESTIBULE SLIDING DOOR (EXISTING)	–	–	–	–	NO LOCKSET	ALUM	ALUM	CAF	EXISTING DOOR PACKAGE TO REMAIN, GC TO SERVICE DOORS TO 'LIKE-NEW' CONDITION. REPLACE BELTS AND WEATHERSTRIPPING. EXISTING FINISH TO REMAIN.
1D VESTIBULE SLIDING DOOR	A	11'-0"	11'-11" (VIF)	–	NO LOCKSET	ALUM	ALUM	CAF	54" NOM CLEAR OPENING; PACKAGE HEIGHT 13'-6"; THRESHOLD TO BE SQUARE BOTH SIDES AT INTERIOR VESTIBULE; CLEAR ANODIZED FINISH, SEE NOTE 1. SET SENSORS TO OPEN DOORS ONLY WHEN APPROACHED ON THE DESIRED SIDE, TO NOT ALLOW EXITING ON THE ENTRANCE SIDE AND VICE VERSA.
2 NOT USED	–	–	–	–		–	–	–	–
3A EXIT	D	3'-0"	7'-0"	1 3/4"	DELAYED EXIT DEVICE (SEE NOTE 18) INSIDE/OUTSIDE KEY CONTROL	HM	HM	PAINT	STOP FACE MOUNT SELF CLOSER (PREPAINT TO MATCH INT. DOOR COLOR). BEST 7-PIN MORTISE CYL., PREPARE DR & FRAME FOR CONCEALED INSTALLATION; CONNECTION REQ'D TO FIRE DETECTION SYSTEM. (SEE NOTE 24)
3B EXIT	D	3'-0"	7'-0"	1 3/4"	DELAYED EXIT DEVICE (SEE NOTE 18) INSIDE/OUTSIDE KEY CONTROL	HM	HM	PAINT	STOP FACE MOUNT SELF CLOSER (PREPAINT TO MATCH INT. DOOR COLOR). BEST 7-PIN MORTISE CYL., PREPARE DR & FRAME FOR CONCEALED INSTALLATION; CONNECTION REQ'D TO FIRE DETECTION SYSTEM (SEE NOTE 24)
4 PROCESSING ROOM MAN DOOR	H	3'-0"	7'-0"	1 3/4"	PANIC DEVICE (SEE NOTE 20) NO EXTERIOR OPERABLE HARDWARE	HM	HM	PAINT	180 DEGREE VIEWER (SEE NOTE 12), STOP FACE MOUNT SELF-CLOSER, FULL CANOPY (SEE NOTE 28), BEST 7-PIN CYL., 'D' HANDLE AT INTERIOR ABOVE EXIT DEVICE AT +54" A.F.F. TO CLOSE DOOR (SEE NOTE 24). UNDER NO CIRCUMSTANCE SHALL THIS DOOR BE USED AS A SALES FLOOR EGRESS. NO EXCEPTIONS
4A EXIT	M-1	3'-0"	7'-0"	1 3/4"	PANIC DEVICE (SEE NOTE 20) NO EXTERIOR OPERABLE HARDWARE	HM	HM	PAINT	STOP FACE MOUNT SELF CLOSER (PREPAINT TO MATCH INT. DOOR COLOR). BEST 7-PIN MORTISE CYL., PREPARE DR & FRAME FOR CONCEALED INSTALLATION; CONNECTION REQ'D TO FIRE DETECTION SYSTEM (SEE NOTE 24)
5 OFFICE HALL	F	3'-0"	7'-0"	1 3/4"	DIGITAL LATCHSET AND CLOSER, SEE NOTE #23	SC	HM	PAINT	KICK PLATE PUSH SIDE, STOP FACE SELF CLOSER, ONE WAY VISION LITE 5" x 30" (CLEAR TO INSIDE OF FRAME) WITH VISION FROM HALLWAY INTO SALES FLOOR, TRILOGY T2 LEVER DIGITAL LOCK BY ALARM LOCK SYSTEMS; BEST 7-PIN CYLINDER.
7 LOCKER ROOM	H	3'-0"	7'-0"	1 3/4"	LATCHSET AND CLOSER (SEE NOTE 7B)	SC	HM	PAINT	KICK PLATE PUSH SIDE, TWO WAY VISION LITE 5" x 30" (CLEAR TO INSIDE OF FRAME), HINGE FACE SELF CLOSER
8 CASH OFFICE	G	3'-0"	7'-0"	1 3/4"	MORTISE KEYED LOCKET (SEE NOTE 7D) BEST 7-PIN CYLINDER	SC	HM	PAINT	16 GA. H.M. WELDED FRAME BACKED W/ DOUBLE STUDS AT EACH SIDE OF JAMB, HINGE FACE SELF-CLOSER 180 DEGREE VIEWER, SEE DOOR NOTE 12, KICK PLATE @ PUSH SIDE.
9 MANAGER'S OFFICE	G	3'-0"	7'-0"	1 3/4"	KEYED LOCKSET AND CLOSER (SEE NOTE 7C)	SC	HM	PAINT	KICK PLATE PUSH SIDE, BEST 7-PIN CYLINDER, HINGE FACE SELF CLOSER, 180 DEGREE VIEWER (SEE NOTE 12)
10 EQUIPMENT CLOSET	C	3'-0"	7'-0"	1 3/4"	KEYED LOCKSET AND CLOSER (SEE NOTE 7C)	SC	HM	PAINT	KICK PLATE PUSH SIDE, PREFINISHED LOUVER (24"W X 12"H, TITUS MODEL T-700L, WHITE. STEEL LOUVERED DOOR GRILLE WITH AUXILIARY FRAME, MOUNT BOTTOM 16" ABOVE FLOOR), BEST 7-PIN CYLINDER, HINGE FACE MOUNT CLOSER
11 JANITORIAL CLOSET	C	3'-0"	7'-0"	1 3/4"	KEYED LOCKSET AND CLOSER (SEE NOTE 7C)	SC	HM	PAINT	PREFINISHED LOUVER(24"W X 12"H, TITUS MODEL T-700L, WHITE. STEEL LOUVERED DOOR GRILLE WITH AUXILIARY FRAME MOUNT BOTTOM 16" ABOVE FLOOR)OR UNDERCUT DOOR 2", KICK PLATE ON PUSH SIDE, BEST 7-PIN CYLINDER, HINGE FACE CLOSER, MARBLE THRESHOLD. AT INSIDE OF ROOM, PAINT DOOR AND FRAME SW#7005 – 'PURE WHITE'.
12 WOMEN'S RESTROOM	C	3'-0"	7'-0"	1 3/4"	PUSH AND PULL PLATES (SEE NOTE 7E)	SC	HM	PAINT	KICK PLATE PUSH SIDE, ACCESSIBILITY SIGNING (SEE NOTE 22), HINGE FACE CLOSER, UNDERCUT DOOR 2", MARBLE THRESHOLD, AT INSIDE OF ROOM, PAINT DOOR AND FRAME SW#7005 – 'PURE WHITE'.
13 MEN'S RESTROOM	C	3'-0"	7'-0"	1 3/4"	PUSH AND PULL PLATES (SEE NOTE 7E)	SC	HM	PAINT	KICK PLATE PUSH SIDE, ACCESSIBILITY SIGNING (SEE NOTE 22), HINGE FACE CLOSER, UNDERCUT DOOR 2", MARBLE THRESHOLD. AT INSIDE OF ROOM, PAINT DOOR AND FRAME SW#7005 – 'PURE WHITE'.
14 PROCESSING ROOM TRAFFIC DOOR	B	6'-0"	7'-0"	1 3/4"	PAIRED TRAFFIC DOOR WITH JAMB PROTECTION (SEE NOTE 15)	PC	HM	FACTORY FINISH	PRE-FINISHED TRAFFIC DOOR, PAINTED METAL FRAME (SEE NOTE 15).
15 ELECTRICAL ROOM	C	3'-0"	7'-0"	1 3/4"	KEYED LOCKSET AND CLOSER (SEE NOTE 7C)	SC	HM	PAINT	PREFINISHED LOUVER (24"W X 24"H, TITUS MODEL T-700L. WHITE. STEEL LOUVERED DOOR GRILLE WITH AUXILIARY FRAME, MOUNT BOTTOM 14" ABOVE FLOOR). INSTALL 1" ABOVE KICK PLATE, STOP FACE MOUNT CLOSER. PROVIDE SIGNAGE ON EXTERIOR FACE OF DOOR; RED ACCESSIBLE BRAILLE ELECTRICAL ROOM SIGN WITH TACTILE TEXT; ACRYLIC, 8" X 4", MODEL #SGNE-302_WHITE_ON_RED, OR APPROVED EQUAL.
16 RECEIVING (EXISTING)	D	PAIR 3'-0"	7'-0"	–	EXISTING DOORS TO REMAIN (RELOCATED) – PROVIDE NEW 7-PIN CYLINDER	–	–	–	RELOCATED DOORS, PROVIDE NEW 7-PIN CYLINDER.
16A CHAIN LINK GATE RECEIVING	M-2	PAIR 4'-0"	12'-0"	–	CHAIN LINK GATES PADLOCK (SEE NOTE 4B)	–	M.TL	P.AINT	CHAIN LINK GATES WITH HOLD OPEN DROP BOLTS FOR OPEN AND CLOSED POSITION.
16B RECEIVING OVERHEAD	E	6'-0"	8'-0"	–	SLIDE BOLT EACH SIDE (SEE NOTE 19)	TCR	MTL	PAINT	591 SERIES THERMACORE INSULATED STEEL SECTIONAL OVERHEAD DOOR, TWO SLIDE BOLTS AT 36", PADLOCKS EACH SIDE (SEE NOTE 4B), VERTICAL OVERHEAD PARKING, 180° VIEWER CENTERED IN DOOR, 5'-0" A.F.F. (SEE NOTE 12)
16C TRASH ROOM	G	3'-0"	7'-0"	1 3/4"	KEYED LOCKSET AND CLOSER (SEE NOTE 7C)	SC	HM	PAINT	KICK PLATE PUSH SIDE, PREFINISHED LOUVER (24"W X 12"H, TITUS MODEL T-700L. WHITE., BEST 7-PIN CYLINDER, HINGE FACE MOUNT CLOSER
17 NOT USED	–	–	–	–		–	–	–	–
18 NOT USED	–	–	–	–	–	–	–	–	–
19 NOT USED	–	–	–	–		–	–	–	–
20 TOILET HALL	F	3'-0"	7'-0"	1 3/4"	DIGITAL LOCKSET, ELECTRIC STRIKE AND CLOSER (SEE NOTE 23 & 25)	SC	HM	PAINT	ONE WAY VISION LITE FROM HALL TO FOYER, STOP FACE MOUNT CLOSER; TRILOGY T2 LEVER DIGITAL LOCK BY ALARM LOCK SYSTEMS. BEST 7-PIN CYLINDER; ; VON DUPRIN 6211 ELECTRIC STRIKE WITH LOCKNETICS (SCHLAGE) 701 RD MOMENTARY WALL SWITCH; KICK PLATE HALL SIDE; STOP FACE MOUNT CLOSER.
21 NOT USED	–	–	–	–		–	–	–	–

LEGEND

ALUM	ALUMINUM	MTL	METAL
HM	HOLLOW METAL	TCR	THERMACORE
SC	SOLID CORE	CAF	CLEAR ANODIZED FINISH
		PC	PLASTIC HONEYCOMB CORE

GENERAL HARDWARE NOTES

A. ALL INTERIOR DOORS (EXCEPT 16 & 21) ARE TO HAVE WALL STOPS WITH CONCEALED MOUNTING TO SOLID IN WALL BLOCKING. HAGER 230W CONVEX WALL STOP 2-3/8" DIA, 1-3/16" PROJECTION, 626 SATIN CHROME FINISH.

B. SEE DETAILS 7 & 11/A5.2 FOR TYPICAL HEAD & JAMB DETAILS AT INTERIOR DOORS, U.N.O. (ALL WELDED FRAMES).

C. SEE DETAIL 8/A5.2 FOR TYPICAL HEAD & JAMB DETAILS AT EXTERIOR HOLLOW METAL DOORS & FRAMES IN CMU WALL, U.N.O.

D. SEE DETAIL 9/A5.2 FOR RAIN HOOD DETAIL AT EXTERIOR HOLLOW METAL DOORS & FRAMES IN CMU WALL, U.N.O.

E. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. EXCEPTION: KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY VISIBLE, DURABLE SIGN ON THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" THE SIGN SHALL BE IN LETTERS NO LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.

DOOR AND HARDWARE NOTES

1. STOREFRONT DOORS – DOORS #1A, #1B, AND #1C ARE EXISTING TO REMAIN.
   A. DOORS NO. 1D SHALL BE STANLEY DURA-GLIDE 3000 BI-DIRECTIONAL OPERATION AND BE FITTED WITH STANDARD STANLEY HARDWARE.
   B. DOOR 1A REQUIRES 7-PIN EXTERIOR/INTERIOR CYLINDER, DOOR 1C REQUIRES INTERIOR CYLINDER AND EXTERIOR BLANK.
   C. DOOR 1D REQUIRE NO LOCKSET.
   D. ALL EXPOSED HOLES IN STOREFRONT DOORS ARE TO BE FILLED WITH FLUSH BLANKS FINISHED TO MATCH DOOR ALUMINUM
   E. ALL STORE FRONT DOORS SHALL BE PROVIDED WITH CODE REQUIRED ACCESSIBILITY SIGNING AND OTHER SIGNING, (DOOR TO REMAIN UNLOCKED.") AS REQUIRED BY LOCAL AUTHORITY.
   F. NO THUMB TURNS.
   G. STANLEY DOORS AND TRANSOM TO HAVE 1" INSULATED GLAZING. SEE ELEVATIONS FOR TYPE OF GLASS.
2. INTERIOR DOORS OPENING TO A PERPENDICULAR WALL MUST HAVE WALL STOPS WITH CONCEALED MOUNTING MOUNTED TO SOLID IN WALL BLOCKING. HAGER 230W CONVEX WALL STOP 2-3/8" DIA, 1-3/16" PROJECTION, 626 SATIN CHROME FINISH.
3. DOORS WITHIN ACCESSIBLE PATH OF TRAVEL TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER, PANIC BAR OR PUSH/PULL HARDWARE. DOOR OPENING HARDWARE TO BE BETWEEN 34" TO 44" A.F.F., EXCEPT AS PROVIDED BY CODE (SEE 1 ABOVE).
4. PADLOCKS
   A. NOT USED.
   B. OVERHEAD DOOR PROVIDE TWO (2) EACH LSDA SFIC2LC2 PADLOCK (2" SHACKLE HEIGHT) GC TO PROVIDE 7-PIN REPLACEABLE CORE AND 12" CHAIN
   C. NOT USED.
   ACCEPTABLE ALTERNATES FOR PADLOCK: 7-PIN BEST 41B722-LM1 PADLOCK (2" SHACKLE HEIGHT) OR 7-PIN BEST 41B72-LM-1 (1" SHACKLE HEIGHT)
5. DOORS OTHER THAN STOREFRONT WHICH REQUIRE CLOSERS SHALL RECEIVE AN "LCN" #4040XP CLOSER, AS INDICATED IN SCHEDULE, DOOR CLOSERS TO BE ADJUSTED TO PROVIDE FOR A MAXIMUM EFFORT TO OPERATE OF 5 POUNDS FOR INTERIOR DOORS AND EXTERIOR DOORS. CLOSERS MUST ALLOW THREE SECONDS TO MOVE DOOR FROM A 70 DEGREE OPEN POSITION TO A POINT 3" FROM THE LATCH. IF CONFLICT WITH CODE, FIRE & LIFE SAFETY CODE SHALL PREVAIL. DO NOT USE HOLD OPEN DEVICES.
6. THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT
7. LOCKSETS/LATCHSETS
   A. NOT USED
   B. INTERIOR LATCHSETS TO BE BEST #3KNSM14CK626 W/ CURVED RETURN LEVERS
   C. MANAGER OFFICE, EQUIPMENT CLOSET, JANITOR'S CLOSET AND ELECTRICAL ROOM TO RECEIVE BEST #3KX7-D-14C626 W/ CURVED RETURN LEVERS AND BEST 7-PIN CYLINDER
   D. CASH OFFICE TO RECEIVE BEST 45H7-TD-14-H-626 MORTISE LOCK W/ INTERLOCKING DEADBOLT COMBINATION W/ THUMB-TURN AT INTERLOCK. BEST 7-PIN CYLINDER W/ CURVED RETURN LEVERS.
   E. DOOR #12 AND #13 HAVE TRIMCO 1001-9 6" X 16" PUSH PLATE WITH TRIMCO 1013-3B 4" X 16" PULL PLATE WITH 8" PULL. 630 SATIN STAINLESS STEEL FINISH.
   F. NOT USED.
8. WOOD AND H.M. DOORS TO HAVE 3 FULL BEARING MORTISE HINGES WITH NON-REMOVABLE HINGE PINS, DOOR CLOSERS, AND DOOR STOPS (INTERIOR DOORS), FINISH US26D (SATIN CHROME). HINGES ON ALL EXTERIOR HM HAH DOORS ARE TO BE STAINLESS STEEL.
9. HOLLOW METAL FRAMES SHALL BE 18 GA. PRESSED, FLUSH TYPE WITH MITERED AND WELDED CORNERS. CASH OFFICE FRAME SHALL BE 16 GA. H.M. FLUSH TYPE WITH DOUBLE STUDS AT JAMBS. FRAMES ARE TO BE REINFORCED AND PREPARED FOR HARDWARE. PROVIDE 4" HEAD FOR FRAMES IN EXTERIOR CMU OPENINGS WHERE APPROPRIATE TO MATCH MASONRY COURSING.
10. HM DOORS ARE TO BE 18 GA. FACTORY PRIMED STEEL, FLUSH TYPE WITH INSULATED WEATHER SEALED CORE; STIFFENING; HARDWARE REINFORCING; CLOSED TOP & BOTTOM CHANNELS; AND HANDED FOR INDICATED SWING. DO NOT USE UNIVERSAL TYPE DOORS.
11. SOLID CORE WOOD DOORS SHALL BE PAINT GRADE BIRCH SKINS WITH SOLID STAVE CORES.
12. DOOR VIEWER TO BE DOOR SCOPE MODEL #DS/2000, ALUMINUM, COLOR: SILVER.
13. DOOR TYPE "F" SHALL RECEIVE A 5"x30"H VISION LITE IN A WELDED STEEL FRAME. FINISH TO MATCH DOOR. SEE DOOR REMARKS FOR GLASS TYPE: CLEAR OR ONE-WAY.
14. DOOR TYPES "C" , "F" & "G" SHALL RECEIVE ON THE HALL SIDE A 12" KICK PLATE BY BROOKLINE INDUSTRIES. FINISH BMHA 626 W/ COUNTERSUNK SCREW HOLES.
15. DOOR "B" TO BE ELIASON, EASY-SWING P-11 PLUS (PLASTIC HONEYCOMB CORE), 'CLOUD GRAY' FINISH WITH 9x30 VISION LITE SET @ 42" TO THE INSIDE OF THE FRAME 'WHITE' MOLDING, AND PAINTED HOLLOW METAL FRAME, WITH 5X18 JAMB GUARDS, FACTORY INSTALLED (PAINT NUMBER P11PL–PR72ROSS).
16. GENERAL CONTRACTOR TO PROVIDE CONSTRUCTION CORES FOR ALL EXTERIOR DOORS PRIOR TO TURN OVER. AT TIME OF TURN OVER CONTRACTOR IS TO TURN OVER TO ROSS STORE MANAGER CORE EXTRACTION KEY.
17. ROSS LOSS PREVENTION TO BE RESPONSIBLE FOR REKEYING STORE.
18. SALES FLOOR EXIT DOORS NO. 3A AND NO. 5A ARE TO BE EQUIPPED WITH THE ALARM LOCK PUSH BAR MODEL 715 DELAYED EXIT DEVICE WITH BEST 7-PIN MORTISE CYLINDER AND CONCEALED INSTALLATION USING VON DUPRIN EPT-10 POWER TRANSFER HINGE AND DETECTION SYSTEM WITH TIME-DELAY RY-PASS CONTROL. SEE FRAME PREP DETAILS ON ELECTRICAL SHEETS (INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS). DOOR #3A AND #5A IS TO BE EQUIPPED WITH INSIDE/OUTSIDE KEY CONTROL IN ADDITION TO DELAYED EXIT EGRESS DEVICE. PROVIDE ALARMLOCK MODEL 711 DOOR CYLINDER FINGER PULL.
19. DOOR '1' IS A 591 SERIES THERMACORE INSULATED STEEL SECTIONAL DOOR BY THE OVERHEAD DOOR CORPORATION, DALLAS, TEXAS; 6'-0" X 8'-0"; STANDARD BUILD-TYPE BOTTOM SEAL AND OPTIONAL HEADER SEAL AND JAMB WEATHERSTRIPPING; 2" TRACK; MANUAL OPERATION; COLOR: WHITE; WITH TWO (2) INTERIOR MOUNTED SLIDE LOCKS, ONE AT EACH SIDE AT +36" AFF. INCLUDE TWO (2) PADLOCKS. SWITCH OUT ROPE TO LIGHT PULL CHAIN.
20. EXIT DOOR #4 AND #4A ARE TO BE EQUIPPED WITH ALARM LOCK – PUSH BAR SIRENLOCK MODEL 700. EXIT DEVICE WITH BEST 7-PIN MORTISE CYLINDER. DOOR #4B TO HAVE WEATHERPROOF MODEL. EQUIPPED WITH ALARM LOCK – PUSH BAR SIRENLOCK MODEL 700. EXIT DEVICE WITH BEST 7-PIN MORTISE CYLINDER.
21. ANY QUESTION OR PROBLEMS W/ LOCKING HARDWARE SHOULD BE DIRECTED TO: BEST LOCK CORPORATION (SEE SHEET A0.0 FOR CONTACT INFO.).
22. UNLESS OTHERWISE REQUIRED BY LOCAL AUTHORITY, INSTALL ACCESSIBLE TOILET ROOM SIGNING ALL OTHER SIGNING REQUIRED BY ADA OR LOCAL AUTHORITY, WHETHER AT TOILET ROOMS OR ELSEWHERE IN THE BUILDING, MUST BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR, SUPPLIED BY GENERAL CONTRACTOR.
23. DOORS NO. 6 AND 20 SHALL BE CONTROLLED BY A TRILOGY T2 LEVER DIGITAL LOCK (DL 2700 IC / 260) BY ALARM LOCK SYSTEMS (SEE SHEET A0.0 FOR CONTACT INFO). USE BEST 7-PIN CORE. PROVIDE AUDIBLE BUZZER FOR DOOR #20.
24. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHERSTRIPPED INCLUDING A RAIN DRIP AND DOOR BOTTOM, HAVE ACCESSIBLE THRESHOLDS AND CONCRETE LANDINGS (OR SIDEWALK). EXTERIOR DOORS OPENING ON TO TRAFFIC AREAS ARE TO BE PROTECTED BY PIPE BOLLARDS.
25. PROVIDE VON DUPRIN – MODEL 6211 ELECTRIC STRIKE WITH LOCKNETICS (SCHLAGE) 701 RD MOMENTARY WALL SWITCH (800) 950-4573.
26. NOT USED.
27. G.C. TO PROVIDE GREEN CONSTRUCTION CORES FOR ACCESS.

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR: VCT 'A' (SEE NOTE 1 & 11)	VCT 'B' (SEE NOTE 1 & 11)	VCT 'C' (SEE NOTE 1 & 11)	VINYL TRANSITION (SEE NOTE 2)	SEALED CONCRETE (SEE NOTE 7)	CERAMIC TILE (SEE NOTE 12)	WALLS: EXPOSED PLYWOOD/STRUCTURE	5/8" GYPSUM BOARD	3/4" PLYWOOD WAINSCOT TO 4'-0" A.F.F.	MASONRY (SEE NOTE E BELOW)	5/8" A-C EXT. PLYWOOD (SEE NOTE 9)	3/4" PLYWOOD WAINSCOT TO 8'-0" A.F.F.	EXPOSED PLYWOOD/STRUCTURE	WALL FINISH: 6" BASE (SEE NOTE 3)	FRP (SEE NOTE 8)	PAINT (SEE NOTE 5)	4'-0" WALL PANELS (SEE NOTE 5 & 15)	4'-0" WALL PANELS (SEE NOTE 5 & 15)	EXPOSED PLYWOOD/STRUCTURE	CEILING: CEILING TILE (SEE NOTE 4)	5/8" GYPSUM BOARD	PAINT (SEE NOTE 5)	EXPOSED TO STRUCTURE	EXPOSED STRUCTURE (SEE NOTE 9F)	OTHER: 6'-0" CORNER GUARDS (SEE NOTE 14)	4'-0" CORNER GUARDS (SEE NOTE 13)	VALANCE (SEE NOTE 5)	CORNER GUARDS (SEE NOTE 16)	COLUMNS: PAINT (SEE NOTE 9)	6'-0" CORNER GUARDS (SEE NOTE 13)	DOOR FRAMES AND TRIM: PAINT (SEE NOTE 9)	REMARKS
101A	SALES FLOOR – LEVEL 1	●	●		●				●						●		●	●									●				●	●	●		
101B	SALES FLOOR – LEVEL 2	●	●	●	●				●						●		●	●									●				●	●	●		SEE A1.0B FOR EXTENT OF VCT 'C' ON SALES FLOOR
102	PROCESSING ROOM					●	●		●	●							●							●	●					●			●		4'-0"H PLYWOOD WAINSCOT REQUIRED (PAINT SW#7005 PURE WHITE)
103	NOT USED																																	
104	MANAGER'S OFFICE	●							●						●		●					●											●		PLYWOOD BACKING REQUIRED
105	CASH OFFICE	●							●						●		●							●	●								●		PLYWOOD BACKING REQUIRED
106	MEN'S FITTING ROOM			●					●						●		●	●						●	●										PLYWOOD BACKING REQUIRED. GWB FULL HEIGHT AT FITTING ROOM WALLS,
107	WOMEN'S FITTING ROOM			●					●						●		●	●						●	●										PLYWOOD BACKING REQUIRED. GWB FULL HEIGHT AT FITTING ROOM WALLS,
108	FITTING ROOM FOYER			●					●						●		●	●				●													–
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STRUCTURAL SPECIFICATIONS AND GENERAL NOTES:

BASE CODE: 2020 FLORIDA BUILDING

LIVE LOADS

1ST FLOOR (SLAB ON GRADE)	= 100 PSF
2ND FLOOR	
- RETAIL	= 80 PSF
- PARKING	= 50 PSF
- STAIRS	= 100 PSF

SNOW LOAD DESIGN DATA

GROUND SNOW LOAD (Pg)	= 0 PSF
FLAT ROOF SNOW LOAD (Pf)	= 0 PSF
SNOW EXPOSURE FACTOR (Ce)	= 1.0
SNOW LOAD IMPORTANCE FACTOR (Is)	= 1.0
THERMAL FACTOR (Ct)	= 1.0
SLOPE FACTOR (Cs)	= 1.0

WIND LOADS DESIGN DATA

ULTIMATE DESIGN WIND SPEED	Vult	= 170 MPH
ALLOWABLE STRESS DESIGN WIND SPEED	Vasd	= 132 MPH
RISK CATEGORY		= II
WIND EXPOSURE		= C
INTERNAL PRESSURE COEFFICIENT	(GCpi)	= ±0.18

COMPONENTS & CLADDING (PSF) (ASD LOADS)

AREA (SF) / ZONE	25		50		100		200		500	
	POS	NEG	POS	NEG	POS	NEG	POS	NEG	POS	NEG
1	16.3	-42.3	15.2	-41.1	14.1	-40.0	14.1	-40.0	14.1	-40.0
2	16.3	-63.1	15.2	-55.2	14.1	-47.4	14.1	-47.4	14.1	-47.4
3	16.3	-85.4	15.2	-66.4	14.1	-47.4	14.1	-47.4	14.1	-47.4
4	37.7	-41.0	35.9	-39.2	34.1	-37.5	32.4	-35.7	30.0	-33.4
5	37.7	-48.6	35.9	-45.0	34.1	-41.4	32.4	-37.9	30.0	-33.4
WP (TYP)	100.7		91.2		81.6		79.8		77.5	
WP (CZ)	123.1		102.3		81.6		79.8		77.5	
LP (TYP)	78.7		75.2		71.6		68.1		63.4	
WP (CZ)	86.3		80.9		75.6		70.2		63.4	

NOTE: FOR H = 30 FT, WP = WINDWARD PARAPET, LP = LEEWARD PARAPET AND CZ = CORNER ZONE.

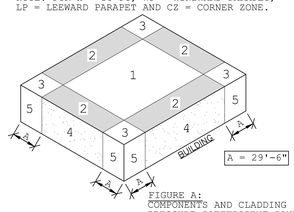


FIGURE A:
COMPONENTS AND CLADDING
PRESSURE COEFFICIENT ZONES

NOTE:
WIND LOADS FOR COMPONENTS AND CLADDING SHALL CONFORM TO IBC CRITERIA. THE CLADDING SUPPLIERS SHALL CONSIDER INCREASED PRESSURE COEFFICIENTS FOR COMPONENTS AND CLADDINGS AND DETERMINE THE APPROPRIATE WIND LOADS FOR THEIR SYSTEMS BASED ON ZONE, HEIGHT AND EFFECTIVE WIND AREA.

EARTHQUAKE DESIGN SEISMIC DATA

IMPORTANCE FACTOR (Ie)		= 1.0
RISK CATEGORY		= II
MAPPED SPECTRAL		
RESPONSE ACCELERATIONS	Ss	= 0.041 S1 = 0.020
SITE CLASS		= D (ASSUMED)
SPECTRAL RESPONSE COEFFICIENTS	Sds	= 0.044 Sd1 = 0.032
SEISMIC DESIGN CATEGORY		= A
BASIC SEISMIC-FORCE-RESISTING SYSTEM		= ORDINARY REINFORCED CONCRETE SHEAR WALL & ORDINARY REINFORCED CONCRETE MOMENT FRAME
DESIGN BASE SHEAR:	V	= CsW
SEISMIC RESPONSE COEFFICIENT(S)	Cs	= 0.011 & 0.018
RESPONSE MODIFICATION FACTOR(S)	R	= 4 & 2.5

SEISMIC LOADS CALCULATED IN ACCORDANCE WITH THE EQUIVALENT LATERAL FORCE PROCEDURE.

STRUCTURAL CHANGES TO THE EXISTING STRUCTURE ARE MINIMAL AND COMPLY WITH THE REQUIREMENTS AND CRITERIA OF IBC SECTION 1613 EARTHQUAKE LOADS FOR NEW OR ALTERED STRUCTURES.

DESIGN LOAD-BEARING VALUE OF SOILS

ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF (ASSUMED)

RAIN LOAD DATA

RAIN INTENSITY i = 9.40 IN/HR
100 YEAR, 15 MIN DURATION

SPECIAL LOADS

INTERIOR WALLS - LATERAL LOAD = 5 PSF
HANDRAIL - LOADS IN ACCORDANCE WITH IBC SECTION 1607.7.1

GENERAL

THE STRUCTURAL ITEMS SHOWN ON THESE DRAWINGS ARE DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.

FIELD VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION.

WORK THESE DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

FLOWABLE FILL

FLOWABLE FILL SHALL BE CLEAN AND FREE OF DELETERIOUS AND CORROSIVE MATERIALS. PLACE FILL ON COMPACTED GRANULAR SUB-GRADE FREE OF CONSTRUCTION DEBRIS.

- COMPRESSIVE STRENGTH IN THE RANGE OF 100 PSI TO 500 PSI WITH AGGREGATES SMALL ENOUGH TO PUMP/PLACE PER GENERAL CONTRACTOR REQUIREMENTS (ASSUME MAX SIZE #4)
- LIMIT FINE AGGREGATES: LESS THAN 2.0% SMALLER THAN #200; LESS THAN 8.0% SMALLER THAN #100
- ALLOW MIX TO CURE; THERE SHALL BE ZERO STANDING WATER ON TOP SURFACE PRIOR TO PLACEMENT OF FLOOR (ADD ACCELERATORS AT GC REQUESTS).
- SUBMIT MIX DESIGN FOR APPROVAL.

FOUNDATIONS

A SOILS TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE CONSTRUCTION REVIEW TO ENSURE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS DURING THE EXCAVATION, BACKFILL, AND FOUNDATION PHASES OF THE PROJECT.

IT SHALL BE THE RESPONSIBILITY OF THE SOILS TESTING LABORATORY TO DETERMINE TOPSOIL AND EXCAVATION STRIPPING DEPTH; INSPECT ALL SUBSOIL EXPOSED DURING STRIPPING, SITE GRADING, AND EXCAVATION OPERATIONS; APPROVE FILL MATERIALS, PERFORM DENSITY TESTS OF FILLS TO INSURE PLACEMENT PER SPECIFICATION REQUIREMENTS; INSPECT FOUNDATION BEARING SURFACES AND VERIFY ASSUMED BEARING CAPACITIES.

INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATIONS, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTION.

ALL FILL MATERIALS SHALL BE FREE OF ORGANIC CONTAMINATIONS AND OTHER DELETERIOUS MATTER.

FOR BACKFILL AGAINST FOOTINGS, PLACE IN 8" THICK LAYERS, WITH EACH LIFT COMPACTED AT NEAR OPTIMUM MOISTURE CONTENT, UNTIL A MINIMUM IN PLACE DENSITY OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM TEST PROCEDURE D-698 IS ACHIEVED.

NOTIFY STRUCTURAL ENGINEER OF ANY UNUSUAL SOIL CONDITIONS.

IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

CONCRETE

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:

F'C = 4,000 PSI.

REINFORCING BARS SHALL BE NEW BILLET STEEL BARS CONFORMING TO ASTM A-615. GRADE 60 (60,000 PSI YIELD).

NO TACK WELDING OF REINFORCING IN THE FIELD WILL BE PERMITTED.

WELDED WIRE MESH REINFORCING SHALL CONFORM TO ASTM A-185.

ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301-10, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" UNLESS NOTED OTHERWISE.

ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS, UNLESS OTHERWISE NOTED, SHALL CONFORM TO ACI 318-08, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND THE LATEST ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES."

LAP ALL SPLICES FOR #4 AND #5 BARS. #6 BARS AND LARGER SHALL NOT BE SPLICED EXCEPT WHERE NOTED AND DETAILED ON THE DRAWINGS.

GROUND GRANULATED BLAST FURNACE SLAG IS NOT PERMITTED.

FLY-ASH IS NOT PERMITTED IN FLAT HORIZONTAL EXPOSED SURFACES (SLABS AND EXPOSED WALLS).

FLY-ASH MAY NOT BE MORE THAN 25% OF THE CONTENTIOUS CONTENT.

STRUCTURAL STEEL

ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-992 GRADE 50 (FY = 50 KSI) EXCEPT TUBULAR SECTIONS WHICH SHALL CONFORM TO ASTM A-500 GRADE "B" (FY = 46 KSI). ANGLES, CHANNELS, PLATES, AND BARS SHALL CONFORM TO ASTM A-36 (FY = 36 KSI) AS A MINIMUM.

DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS.

ALL STRUCTURAL STEEL SHALL BE SHOP PRIMED; ASPHALTIC PAINTS ARE NOT ACCEPTABLE.

FIELD CONNECTIONS SHALL BE BOLTED, BEARING TYPE UNLESS NOTED OTHERWISE, USING 3/4" HIGH STRENGTH BOLTS CONFORMING TO ASTM A-325. ONE SIDED CONNECTIONS ARE NOT PERMITTED UNLESS DETAILED ON DRAWINGS.

ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES IN ACCORDANCE WITH THE LATEST AWS SPECIFICATIONS.

GENERAL CONTRACTOR SHALL VERIFY ALL STRUCTURAL BEAM LOCATIONS, MECHANICAL UNIT WEIGHTS AND OPENING SIZES AND LOCATIONS WITH MECHANICAL CONTRACTOR AND VENDOR'S DRAWINGS FOR ACTUAL MECHANICAL UNIT PURCHASED.

ALL 4 X 4 X 5/16 ANGLES REQUIRED FOR ROOF UNITS AND ROOF OPENINGS OVER 12" X 12" BE SUPPLIED BY STRUCTURAL STEEL FABRICATOR AND BE COORDINATED BY GENERAL CONTRACTOR WITH THE JOIST FABRICATOR, MECHANICAL DRAWINGS AND MECHANICAL EQUIPMENT SUPPLIER.

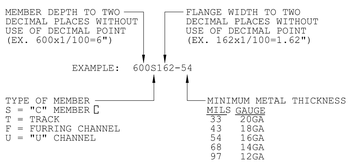
FIELD VERIFY ALL CONDITIONS AT AND CONNECTIONS TO THE EXISTING CONSTRUCTION BEFORE FABRICATION.

LIGHT GAGE FRAMING

ALL LIGHT GAGE FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS," LATEST EDITION.

FRAMING MEMBERS SHALL BE FORMED FROM STEEL WITH A MINIMUM YIELD STRENGTH OF 33 KSI FOR 43 MILS (18 GA) AND THINNER AND A MINIMUM YIELD STRENGTH OF 50 KSI FOR 54 MILS (16 GA) AND THICKER, UNLESS NOTED OTHERWISE.

ALL STEEL STUDS ARE IDENTIFIED BY THE STEEL STUD ASSOCIATION NOMENCLATURE AS FOLLOWS:



STEEL STUD/JOIST NOMENCLATURE

ALL FRAMING SHALL BE GALVANIZED.

ALL WELDS SHALL BE TOUCHED UP WITH A ZINC-RICH PAINT.

ALL CONNECTIONS SHALL BE SCREWED OR POWDER FASTENED (STUD TO STRUCTURAL STEEL OR CONCRETE ONLY) AS INDICATED ON THESE DRAWINGS.

SCREWS (STUD TO STUD OR TRACK) - #10 SELF DRILLING SCREWS MANUFACTURED BY GRABBER, BUILDER OR HILTI AND INSTALLED PER THE FASTENER MANUFACTURER'S SPECIFICATIONS. MINIMUM 1/2" LENGTH FOR LIGHT GAGE TO LIGHT GAGE CONNECTIONS (MINIMUM 1-1/2" LENGTH FOR LIGHT GAGE TO TIMBER CONNECTIONS). SCREWS SHALL BE SPACED A MINIMUM OF 1/2" BETWEEN ADJACENT SCREWS AND FROM METAL EDGES.

SCREWS (STUD/TRACK TO STRUCTURAL MEMBERS) - #12 SELF DRILLING SCREWS BY MANUFACTURER (ABOVE) MINIMUM 1-1/4" LENGTH WITH 12-24 THREAD FORM WITH HEX WASHER HEAD AND #5 DRILL POINT.

P.A.F. - POWDER ACTUATED FASTENER DOME HEAD NAIL TYPE X-U BY HILTI OR APPROVED EQUAL. MINIMUM SHANK DIAMETER 0.157" WITH MINIMUM 1" EMBEDMENT IN CONCRETE.

ALL MEMBERS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR SLOPE CUT AS REQUIRED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.

FIELD CUTTING OF STUDS SHALL BE DONE BY SAWING OR SHEARING. TORCH CUTTING OF LIGHT GAGE MEMBERS IS NOT PERMITTED.

DO NOT CUT OR SPLICE LIGHT GAGE FRAMING MEMBERS UNLESS INDICATED BY THESE DRAWINGS.

JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW DOOR HEADS AND ELSEWHERE TO FURNISH SUPPORTS.

MINIMUM EXTERIOR SHEATHING ATTACHMENT TO EXTERIOR LIGHT GAGE FRAMING SHALL BE AS FOLLOWS (UNLESS MORE STRINGENT NOA REQUIREMENTS ARE REQUIRED)

5/8" EXTERIOR GRADE PRESERVATED-TREATED PLYWOOD SHEATHING:
#8 SELF-DRILLING TAPPING SCREWS @ 4" C/C ALONG VERTICAL STUDS & 8" C/C ALONG HORIZONTAL TRACKS.

5/8" EXTERIOR GRADE GLASS-MAT SHEATHING:
#6 SELF-DRILLING SCREW WITH BUGLE HEAD x 1 1/4" MINIMUM LENGTH @ 4" C/C ALONG VERTICAL STUDS & 8" C/C ALONG HORIZONTAL TRACKS.

MINIMUM WOOD BLOCKING ANCHORAGE TO TOP TRACK OF LIGHTGAGE WALL FRAMING SHALL CONSIST OF 2-#14 SELF DRILLING SCREWS WITH FLAT HEAD FOR COUNTER-SINKING + WINGS FOR WOOD REAMING @ 16" C/C.

SPECIAL INSPECTIONS PER 2018 IBC PER CHAPTER 17

A REGISTERED ENGINEER OR TEST AGENCY WITH EXPERIENCED TECHNICIANS UNDER THE DIRECT SUPERVISION OF A REGISTERED ENGINEER SHALL BE HIRED TO PERFORM THE DUTIES OF THE SPECIAL INSPECTOR. THE SPECIAL INSPECTOR SHALL MEET THE QUALIFICATIONS AS STATED IN THE BUILDING CODE.

DUTIES AND RESPONSIBILITIES OF THE INSPECTOR:
THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS, AND THE FOLLOWING TABLE.

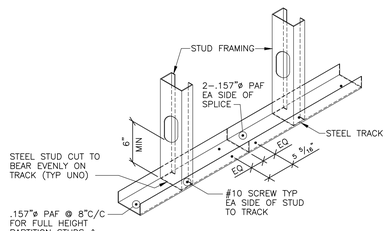
THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.

THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CURRENT BUILDING CODE. REPORTS SHALL COMPLY WITH THE REQUIREMENTS OF IBC SECTION 1704 & 1705.

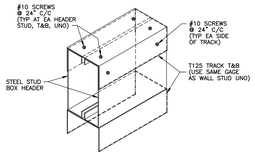
-CONCRETE	NO
-STEEL	NO

ABBREVIATIONS

AB	----	ANCHOR BOLTS
AFF	----	ABOVE FINISH FLOOR
AISC	----	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ARCH	----	ARCHITECT OR ARCHITECTURAL DRAWINGS
ARCH'L	----	ARCHITECTURAL
BLDG	----	BUILDING
BLK	----	BLOCK
BM	----	BEAM
BOT	----	BOTTOM
BRG	----	BEARING
BTJ	----	BOLTED TIE JOIST
CANT'L	----	CANTILEVER
CIP	----	CAST-IN-PLACE
CJ	----	CONTROL JOINT
CL	----	CENTERLINE
CLR	----	CLEAR
CMU	----	CONCRETE MASONRY UNIT
COL	----	COLUMN
CONN	----	CONNECTION
CONC	----	CONCRETE
CONSTR	----	CONSTRUCTION
CONT	----	CONTINUOUS
COORD	----	COORDINATE
DET	----	DETAIL
DIA	----	DIAMETER, Ø
DJ	----	DOUBLE JOIST
DK	----	DECK
DWG	----	DRAWING
DWLS	----	DOWELS
EA	----	EACH
EF	----	EACH FACE
EXP.JT	----	EXPANSION JOINT
EJ	----	EXPANSION JOINT
EL/ELEV	----	ELEVATION
E.O.S.	----	EDGE OF SLAB
ES	----	EACH SIDE
EQ	----	EQUAL
EW	----	EACH WAY
(E)	----	EXISTING
FB	----	FACE OF BUILDING
F/CONC	----	FACE OF CONCRETE
FDN	----	FOUNDATION
FIN	----	FINISH
FLG	----	FLANGE
FLR	----	FLOOR
FRT	----	FIRE-RETARDANT TREATED
FS	----	FAR SIDE OR FOOTING STEP
FTG	----	FOOTING
GA	----	GAGE OR GAUGE
GB	----	GRADE BEAM
GC	----	GENERAL CONTRACTOR
GALV	----	GALVANIZED
HORIZ	----	HORIZONTAL
IF	----	INSIDE FACE
J/B	----	JOIST BEARING
JST	----	JOIST
JG	----	JOIST GIRDER
LLH	----	LONG LEG HORIZONTAL
LLV	----	LONG LEG VERTICAL
LSV	----	LONG SIDE VERTICAL
LW	----	LONG WAY
LT.GA	----	LIGHT GAGE
MAS	----	MASONRY
MAX	----	MAXIMUM
MC	----	MOMENT CONNECTION
MECH.	----	MECHANICAL
MFR	----	MANUFACTURER
MIN.	----	MINIMUM
MTL	----	METAL
(N)	----	NEW
NA	----	NOT APPLICABLE
N.S.	----	NEAR SIDE
NTS	----	NOT TO SCALE
OC	----	ON CENTER
OF	----	OUTSIDE FACE
OPP	----	OPPOSITE
PC	----	PRECAST CONCRETE
PL	----	PLATE
PLCS	----	PLACES
PROJ	----	PROJECTION
PSF	----	POUNDS PER SQUARE FOOT
R	----	RADIUS
REINF	----	REINFORCEMENT
REQ'D	----	REQUIRED
RET.	----	RETAINING
SECT	----	SECTION
SHT	----	SHEET
SIM	----	SIMILAR TO DETAIL; BUT NOT EXACTLY THE SAME. INTENT OF DETAIL IS THE SAME.
SOG	----	SLAB ON GRADE
SPA	----	SPACE
STIFF	----	STIFFENED OR STIFFENER
STL	----	STEEL
W	----	SHORT WAY
T&B	----	TOP & BOTTOM
THK	----	THICK
T/,TO	----	TOP OF
T/S	----	TOP OF STEEL
TYP	----	TYPICAL
UNO	----	UNLESS NOTED OTHERWISE
VERT	----	VERTICAL
W/	----	WITH
WF	----	WIDE FLANGE
WP	----	WORK POINT
WWF	----	WELDED WIRE FABRIC



STUD FRAMING DETAIL
NTS



TYPICAL LIGHT GAGE BEAM BUILT-UP CONNECTION
NTS

NOTE:
GC TO COORDINATE THE INSTALLATION OF NEW TERMITE TREATMENT BELOW NEW SLABS AND HAVE WORK CERTIFIED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS [VERIFY TREATMENT IS REQUIRED PRIOR TO CONSTRUCTION COORDINATE WITH ARCHITECT.]

NOTE:
ALL SIGNAGE AND CONNECTIONS ARE UNDER SEPARATE PERMIT/ SUBMITTAL BY SIGN VENDOR.

NOTE:
SCALES INDICATED ARE BASED ON FULL SIZE 30"x42" DRAWING
DIMENSIONS SHALL NOT BE DETERMINED BY COMPUTER SCALING OF DRAWINGS.

(E) EXISTING
(N) NEW
(FV) FIELD VERIFY

NOTE:
ALL DIMENSIONS OF EXISTING STRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION.

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GENERAL NOTES & DETAILS

mcgarchitecture.com
CLEVELAND DENVER LAS VEGAS IRVINE ORLANDO PHOENIX SAN FRANCISCO
Seal:

2021 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022
ADDENDUM A 03-07-23

SCALE

PROJECT NO. 22.185.10

SHEET NUMBER
S0.1

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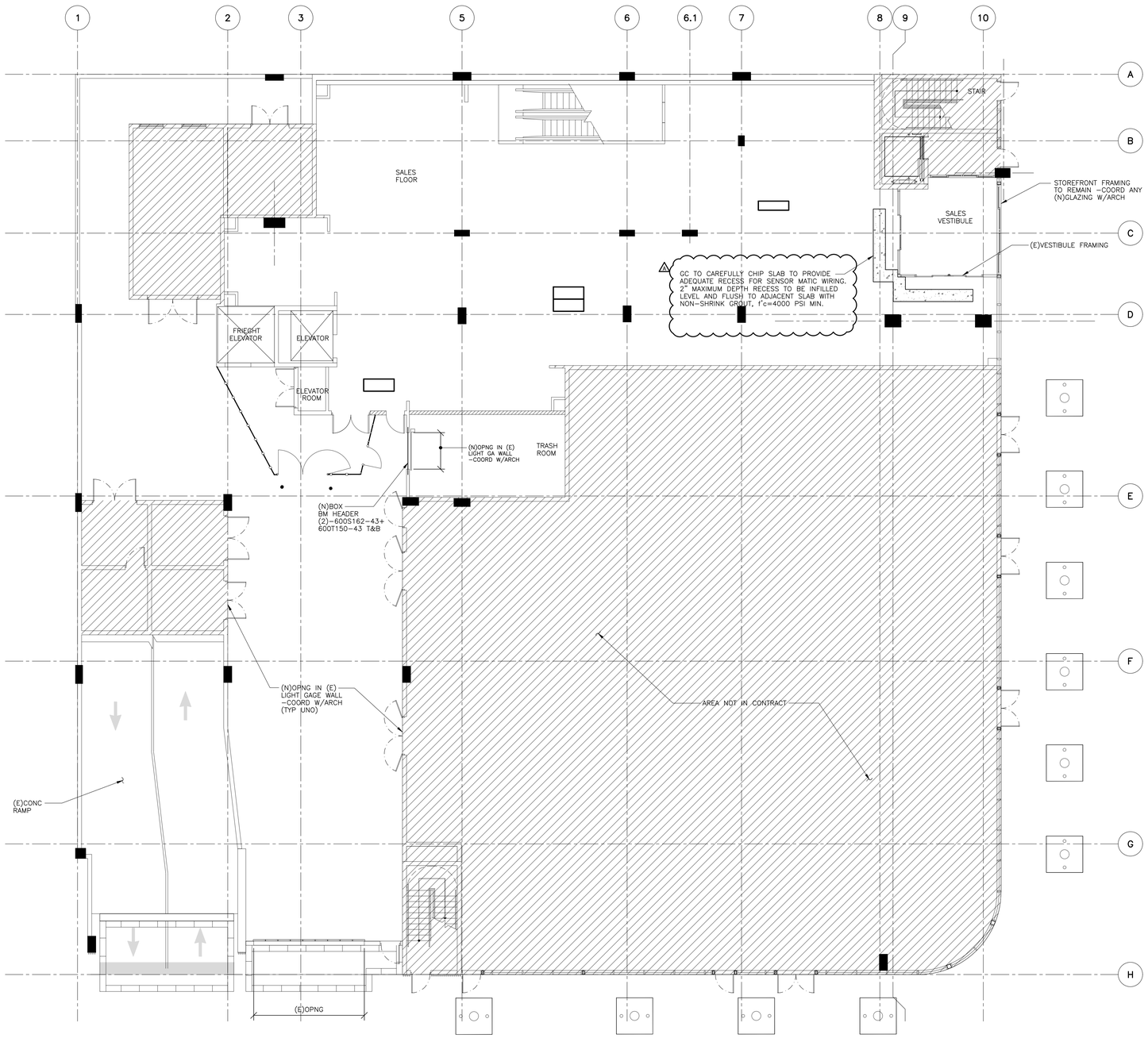

FIRST FLOOR SLAB PLAN

1/8"=1'–0"

N

NOTES:

- EXISTING FLOOR CONSTRUCTION: 4" CONCRETE SLAB ON GRADE (MIN) FIELD VERIFY IN AREAS OF NEW WORK.
- NEW FLOOR INFILL CONSTRUCTION: 4" CONCRETE SLAB ON GRADE W/ONE LAYER OF CHAIRED 6x6–W2.9xW2.9 WWF. PROVIDE 10 MIL VAPOR BARRIER AND 4" LAYER OF COMPACTED GRANULAR FILL BELOW SLAB. FIELD VERIFY SLAB THICKNESS AND MATCH EXISTING.
- TOP OF EXISTING FLOOR SLAB = 0'–0".
- COORDINATE WITH ARCHITECT FOR DIMENSIONS AND EXTENT OF ALL NEW WORK.
- SEE ARCHITECTURAL DRAWINGS FOR ALL DEMOLITION WORK.
- AT AREAS OF NEW WORK & OTHER AREAS DETERMINED BY THE OWNER, REPAIR SLAB TO MATCH EXISTING.

NOTE: FIELD VERIFY EXISTING FOUNDATIONS

ALL EXISTING FOUNDATION CONDITIONS ARE ASSUMED. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT AREAS OF NEW WORK. IF EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN, CONTRACTOR SHALL PROVIDE DIMENSIONS, ELEVATIONS AND PHOTOS OF THESE CONDITIONS FOR REVIEW BY THE ARCH & ENGINEER PRIOR TO THE WORK BEING DONE.

NOTE:

EXISTING SLAB IS DESIGNED AS A STRUCTURAL SLAB TO RESIST HYDRO–STATIC FORCES. DO NOT CUT THRU SLAB WITHOUT CONTACTING OWNER/ARCH/EOR TO GAIN PRIOR APPROVAL.

NOTE:

SCALES INDICATED ARE BASED ON FULL SIZE 30"x42" DRAWING. DIMENSIONS SHALL NOT BE DETERMINED BY COMPUTER SCALING OF DRAWINGS.

(E) EXISTING
(N) NEW
(FV) FIELD VERIFY

NOTE:

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FIRST FLOOR SLAB PLAN

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STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
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REVISIONS
BID/PERMIT 12–28–2022
⚠ ADDENDUM A 03–07–23

SCALE

PROJECT NO. 22.185.10

SHEET NUMBER

S1.0

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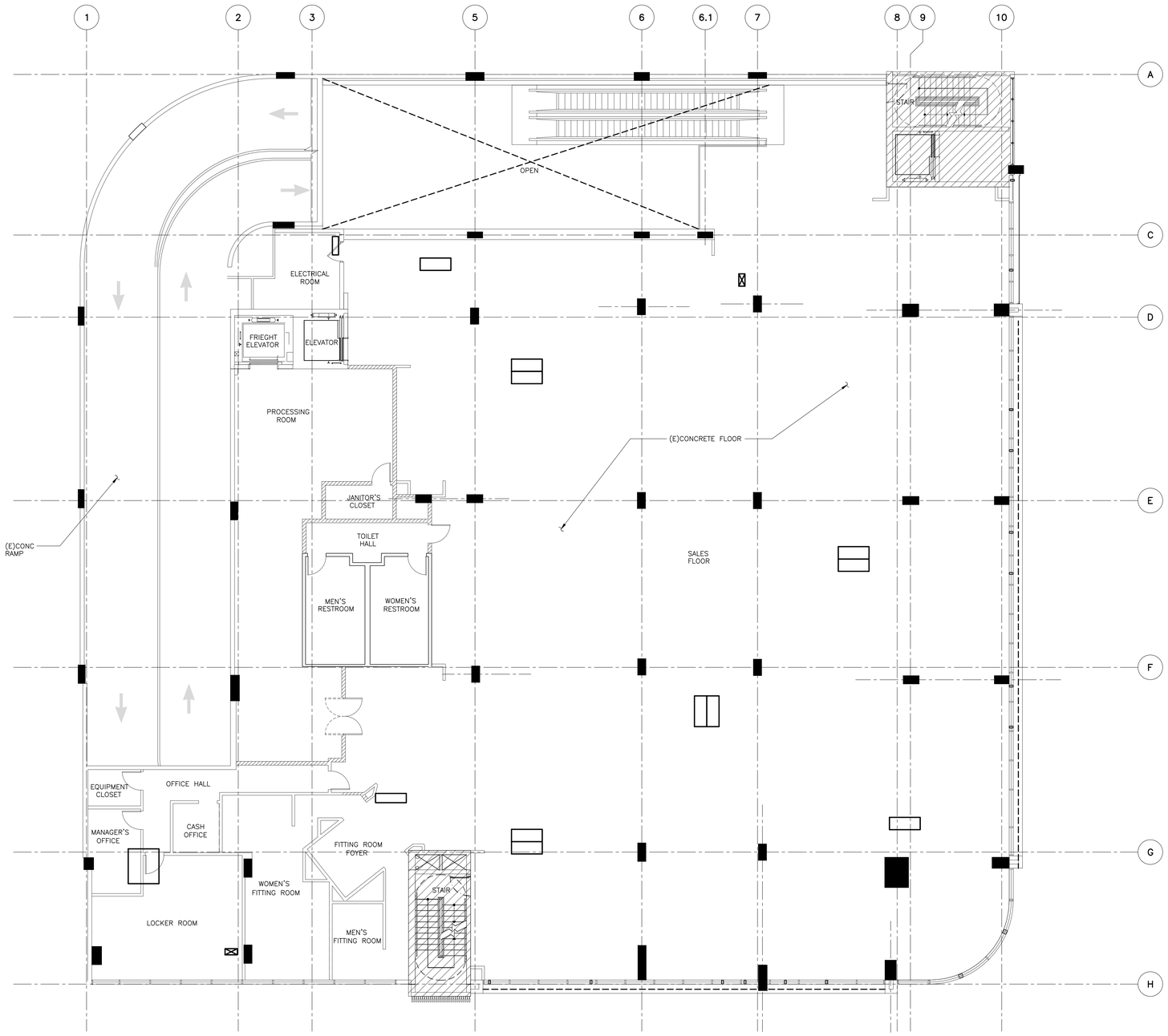

SECOND FLOOR SLAB PLAN

1/8"=1'-0"

N

NOTES:

- NO STRUCTURAL WORK ON THIS LEVEL. G.C. TO COORD W/ARCH DWGS.
- SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF ALL NEW WORK.
- EXISTING FLOOR CONSTRUCTION: REINFORCED CONCRETE SLAB G.C. TO VERIFY THICKNESS IN AREAS OF NEW WORK.
- ALL OPENINGS IN SLAB TO BE CORED, NO CUTTING PERMITTED WITHOUT NOTIFYING ARCH/ENGINEER.

NOTE:
SCALES INDICATED ARE BASED ON FULL SIZE 30"x42" DRAWING. DIMENSIONS SHALL NOT BE DETERMINED BY COMPUTER SCALING OF DRAWINGS.

(E) EXISTING
(N) NEW
(FV) FIELD VERIFY

NOTE:
ALL DIMENSIONS OF EXISTING STRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION.

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SECOND FLOOR SLAB PLAN

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2022
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STORE #2541
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MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE

PROJECT NO. 22.185.10

SHEET NUMBER
S2.0

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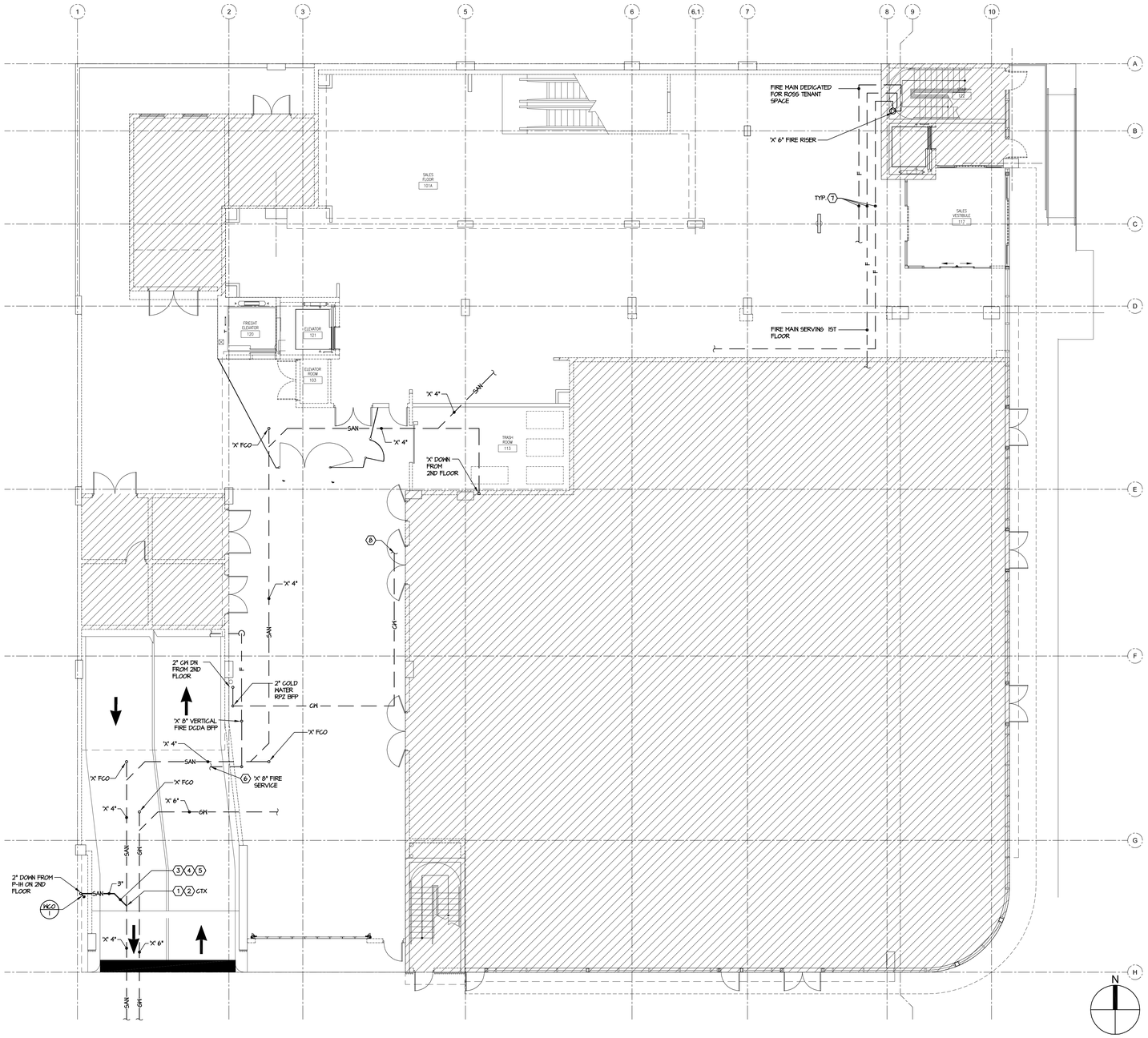

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

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MC&A
Consulting Engineers est. 1960
25001 Emery Road, Suite #200
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mg
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CLEVELAND CHICAGO DENVER NEW YORK SAN FRANCISCO

Seal

PLUMBING LEGEND

——— ——— ———	EXISTING UTILITY AS INDICATED
—X—X—X—X—X—X—	EXISTING TO BE REMOVED
———SAN———	SANITARY ABOVE GRADE
— — —SAN— — —	SANITARY BELOW GRADE
— — —ST— — —	STORM BELOW GRADE
———RC———	RAIN CONDUCTOR
— — —CW— — —	COLD WATER
— — —HW— — —	HOT WATER
— — —RHW— — —	RECIRCULATING HOT WATER
———V———	VENT
———G———	GAS
———D———	DRAIN
———F———	FIRE PROTECTION
———A———	COMPRESSED AIR
———CD———	CONDENSATE DRAIN
———⋈———	SHUT OFF VALVE
X	EXISTING TO REMAIN
XR	EXISTING TO BE REMOVED
XRL	EXISTING TO BE RELOCATED
CTX	CONNECT TO EXISTING
VTR	VENT THRU ROOF
⬡	INDICATES CODED NOTE
X/X	INDICATES ITEM IN SCHEDULE
⊕	INDICATES POINT OF CONNECTION

DEMOLITION NOTES

SCALE: NONE — 4

A. CONTRACTOR SHALL VISIT PROJECT SITE AND BECOME FAMILIAR WITH THE SCOPE OF THE DEMOLITION WORK. REMOVE ALL FIXTURES AND EQUIPMENT NO LONGER REQUIRED FOR FINISHED CONSTRUCTION. ALL EXISTING FIXTURES, EQUIPMENT, WATER HEATERS, PIPING, HANGERS, ETC., IN PROJECT AREAS SHALL BE REMOVED AND LEGALLY DISPOSED.

B. CONTRACTOR SHALL COORDINATE TIMES TO WORK IN SPECIFIC AREAS OF THE EXISTING BUILDING WITH THE BUILDING MANAGER.

C. REMOVE ALL EXISTING PLUMBING FIXTURES AND EQUIPMENT NOT TO REMAIN. REMOVE SANITARY BACK BEYOND FINISHED SURFACES. REMOVE ALL HOT WATER PIPING AND COLD WATER BACK TO INCOMING SERVICE AS SHOWN. PATCH SURFACES TO MATCH EXISTING.

D. THERE MAY BE POINT OF USE WATER HEATERS ABOVE CEILINGS THAT WERE NOT INSPECTED AT TIME OF FIELD VISITS. THESE HEATERS ARE TO BE REMOVED, ALONG WITH ANY DRAIN PANS, DRAIN LINES, ETC.

E. DEMOLITION WORK INCLUDES THE REMOVAL OF ALL UNUSED HANGERS, CONTROL WIRING, VALVES, ETC. ALL PIPING SHALL BE REMOVED TO BEYOND FINISHED FLOOR OR WALL SURFACE AT FIXTURE LOCATIONS, OR BACK TO ACTIVE MAINS FOR OTHER PIPING. FLOORS, WALLS AND CEILINGS SHALL BE PATCHED TO MATCH EXISTING IN EXISTING AREAS TO REMAIN, OR PATCHED AND PREPARED FOR NEW FINISH IN AREAS TO BE REMODELED.

F. OWNER SHALL DESIGNATE ANY ITEMS TO BE SALVAGED BY CONTRACTOR PRIOR TO START OF DEMOLITION. CONTRACTOR SHALL PROTECT AND TURN OVER TO OWNER ALL SALVAGED ITEMS AT OWNER DESIGNATED LOCATION IN THE BUILDING. ALL OTHER DEMOLITION MATERIALS SHALL BE REMOVED FROM THE BUILDING AND LEGALLY DISPOSED.

G. CONTRACTOR IS TO REPAIR ANY OPENINGS IN FIRE RATED CONSTRUCTION CAUSED BY THE DEMOLITION WORK TO MATCH EXISTING CONSTRUCTION AND MAINTAIN FIRE RATING.

H. THIS CONTRACTOR SHALL PERFORM ALL DEMOLITION OF EXISTING PLUMBING SYSTEMS AS INDICATED ON ARCHITECTURAL PLANS OR NECESSARY FOR PROJECT. REMOVE FROM SITE AND PROPERLY DISPOSE OF ALL MATERIAL AND DEBRIS FROM THIS WORK.

I. DEMOLITION DRAWINGS ARE GENERAL IN NATURE SHOWING THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING PLUMBING SYSTEMS AND REMOVE ALL EQUIPMENT, PIPING, DUCTWORK, ETC., REQUIRED FOR FINISHED CONSTRUCTION. ALL EXISTING PIPING TO REMAIN SHALL BE REWORKED TO BE ABOVE CEILINGS AS REQUIRED.

J. REMOVE AND REPLACE ALL EXISTING CEILINGS AS REQUIRED FOR DEMOLITION. REPLACE ALL CEILING TILES BROKEN DURING CONSTRUCTION. PATCH ALL HOLES IN WALLS, FLOORS AND CEILINGS TO MATCH EXISTING, THAT RESULT FROM THE DEMOLITION OF PLUMBING ITEMS.

K. THE P.C. IS TO INSPECT THE EXISTING SANITARY DRAIN TO VERIFY THAT IT HAS SUFFICIENT DEPTH FOR THE NEW WORK AND TO VERIFY THE DIRECTION OF FLOW. PRESSURE TEST THE EXISTING SANITARY DRAIN PRIOR TO THE START OF WORK. VERIFY THAT SEWER IS ACTIVE BY FLUSHING WITH WATER, A MINIMUM OF FIVE (5) GALLONS PER MINUTE FOR FOUR (4) HOURS PRIOR TO START OF WORK.

L. CAP ALL UNUSED SANITARY VENTS THROUGH ROOF. PACK ROOF TERMINAL WITH FIBERGLASS INSULATION AND INSTALL SHEET METAL PLACED ON THE UNDERSIDE OF ROOF DECK. CONFIRM REQUIREMENTS TO MAINTAIN ROOF WARRANTY.

M. CLEAN AND MAINTAIN ALL ROOF DRAINS, AND OVERFLOW DRAINS OR ROOF SCUPPERS.

N. EXISTING RAIN CONDUCTORS SHALL BE MAINTAINED AND HORIZONTAL AND VERTICAL DRAINS SHALL BE INSULATED WITH 1/2" MOLDED FIBERGLASS PIPE INSULATION. ONLY VERTICAL DRAINS INSIDE STOCK ROOMS DO NOT REQUIRE INSULATION.

O. REMOVE ALL GAS PIPING BACK TO INCOMING SERVICE.

CODED NOTES

SCALE: NONE — 3

(1) CONNECT TO EXISTING SANITARY, VERIFY EXACT LOCATION, DEPTH, SIZE, AND FLOW DIRECTION IN THE FIELD PRIOR TO THE START OF WORK. VERIFY WASTE PIPING IS ACTIVE PRIOR TO CONNECTION.

(2) G.C. REQUIRED TO SCOPE EXISTING SANITARY LINE PRIOR TO START OF WORK AND PROVIDE VIDEO RESULTS TO ROSS'S GM. PRIOR TO TURNOVER G.C. TO PROVIDE VIDEO RESULTS OF CLEAN, WORKING SANITARY LINE FROM WITHIN BUILDING TO SEWER MAIN.
- VERIFY LOCATION, DEPTH, SIZE, AND FLOW DIRECTION PRIOR TO THE START OF WORK.
- PLUG ALL UNUSED CONNECTIONS AND PATCH FLOOR.
- PRIOR TO MAKING NEW CONNECTIONS, CONTRACTOR SHALL TEST DRAIN LINE BY FLUSHING WITH WATER, A MINIMUM OF FIVE (5) GALLONS PER MINUTE FOR FOUR (4) HOURS PRIOR TO START OF WORK.

(3) CORE DRILL FLOOR, SLEEVE AND SEAL PIPE PENETRATIONS WATER TIGHT. REFER TO STRUCTURAL DRAWINGS FOR COORDINATION AND SANITARY STACK DIAGRAM FOR PENETRATIONS.

(4) ROUTE SANITARY DRAIN IN CEILING SPACE AS HIGH AS POSSIBLE. REMOVE AND REPLACE CEILING TILES AND GRID AS REQUIRED. ANY DAMAGED TILES OR GRID WILL BE REPLACED BY THIS CONTRACTOR AT THEIR EXPENSE. PATCH ALL PLASTER CEILINGS TO MATCH EXISTING. ROUTE TO SUIT FIELD CONDITIONS AND COORDINATE WITH ALL OTHER TRADES. PROVIDE ADDITIONAL HANGERS, ELBOWS, PIPE, ETC. AS REQUIRED.

(5) INSULATE ALL SANITARY DRAINS IN CEILING SPACES WITH 1/2" THICK FIBERGLASS HAVING TYPE ASJ JACKET AS MANUFACTURED BY OWENS-CORNING FIBERGLASS CO.

(6) EXISTING 8" INCOMING FIRE PROTECTION SERVICE WITH DCV BACKFLOW PREVENTOR. 6" DEDICATED RISER LOCATED ON SITE. FIELD VERIFY EXACT SIZE AND LOCATION PRIOR TO THE START OF WORK.

(7) LANDLORD TO MODIFY THE SPRINKLER SYSTEM FOR NEW CEILINGS, PARTITIONS AND EXPANSION. PERFORM HYDRAULIC CALCULATIONS FROM CURRENT FLOW TEST FOR PROPOSED PIPING MODIFICATIONS. PROVIDE ALL BRANCH PIPING MODIFICATIONS AND NEW GROSS MAINS AS REQUIRED.

(8) EXISTING WATER METER LOCATED ON SITE AND BACKFLOW PREVENTOR TO BE REUSED. TEST METER AND BACKFLOW FOR ACCURACY PER WATER DEPT. AND MANUFACTURER'S RECOMMENDATIONS. REPAIR OR REPLACE WITH NEW IF REQUIRED.

GENERAL NOTES

SCALE: NONE — 2

A. PLUMBING CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS AND SIZES OF ALL UTILITIES, INCLUDING THE DEPTHS OF ALL BELOW GRADE SANITARY SEWERS, PRIOR TO START OF WORK. THIS DRAWING IS NOT INTENDED TO INDICATE ALL EXISTING UTILITIES.

B. CONTRACTOR SHALL BE FAMILIAR WITH LANDLORD'S STANDARDS, RULES AND REGULATIONS. ALL LANDLORD'S CRITERIA SHALL BE COMPLIED WITH AND INCLUDED IN THIS BID.

C. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND FIELD VERIFY EXISTING CONDITIONS TO ENSURE THAT THE WORK REPRESENTED ON THE DRAWINGS AND IN THESE SPECIFICATIONS CAN BE INSTALLED AS INDICATED. CONTRACTOR SHALL TAKE ALL INTERFERENCES INTO CONSIDERATION. PROVIDE ALL NECESSARY OFFSETS TO SUIT FIELD CONDITIONS AS REQUIRED.

D. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTION POINTS, INCLUDING SIZES AND INVERTS WITH EXISTING FIELD CONDITIONS PRIOR TO THE START OF WORK.

E. MAKE ALL UTILITY CONNECTIONS AND INSTALLATIONS IN FULL ACCORDANCE WITH ALL UTILITY REGULATIONS. PROVIDE ALL ADDITIONAL APPURTENANCES AS REQUIRED BY UTILITY COMPANY. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.

F. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS RELATED TO THE INSTALLATION OF THE WORK.

G. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ALL AUTHORITIES HAVING JURISDICTION AND LANDLORD'S CRITERIA.

H. MAINTAIN ALL MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES FOR ALL FIXTURES AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF PLUMBING FIXTURES.

I. CUTTING OF ROOF AND FLASHING OF PIPE GURBS, SANITARY VENT THROUGH ROOF, ETC., SHALL BE COORDINATED WITH AND PERFORMED BY LANDLORD'S ROOFING CONTRACTOR, AT THIS CONTRACTOR'S EXPENSE, TO MAINTAIN ROOF WARRANTY. ALL VENT OUTLETS SHALL BE A MINIMUM OF 10'-0" AWAY FROM OR 3'-0" ABOVE ANY AIR INTAKES ON HVAC EQUIPMENT.

J. ALL HORIZONTAL FIRE PROTECTION SPRINKLER PIPING AND ALL ABOVE GRADE EXPOSED HORIZONTAL PIPING IS TO BE INSTALLED AS HIGH AS POSSIBLE.

K. WALL CONDITIONS, INCLUDING MASONRY, CONCRETE, CLAY TILE OR BLOCK WALLS, VARY THROUGHOUT THE BUILDING. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID. THIS CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING ALL PENETRATIONS OF EXISTING WALLS. SET SLEEVE AND SEAL OPENINGS. PROVIDE FIRE RATED SEALANT ON ALL PENETRATIONS OF RATED CONSTRUCTION. INSTALL ESCUTCHEONS ON BOTH SIDES OF WALL WHERE PENETRATIONS ARE EXPOSED.

L. CONTRACTOR SHALL COORDINATE TIMES TO WORK IN SPECIFIC AREAS OF THE EXISTING BUILDING WITH THE BUILDING MANAGER AND WITH THE OCCUPANTS OF THE AREA AFFECTED BY THE WORK.

M. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ANY WORK.

N. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

O. SLEEVE AND SEAL ALL PIPE PENETRATIONS OF WALLS AND FLOORS. APPLY INTUMESCENT FIRE SAFING COMPOUND AT PENETRATIONS OF FIRE-RATED WALLS AND FLOORS, MAINTAINING INTEGRITY AND RATING OF FIRE SEPARATION. SLEEVES THROUGH FLOORS SHALL EXTEND 2" ABOVE FLOOR, BE GROUTED INTO PLACE AND WATERPROOFED. PIPING THROUGH EXTERIOR WALLS SHALL BE SLEEVED AND SEALED WEATHER TIGHT WITH SILICONE CAULK.

P. ALL DOMESTIC COLD, HOT AND TEMPERED WATER PIPING TO BE INSULATED WITH RIGID FIBERGLASS INSULATION WITH TYPE "ASJ" JACKET. COLD WATER PIPES AND TO HAVE 1/2" THICK INSULATION. DOMESTIC HOT AND TEMPERED WATER PIPES TO HAVE 1" THICK INSULATION.

Q. CONTRACTOR SHALL VERIFY ALL VOLTAGE AND POWER REQUIREMENTS AND COORDINATE WITH ELECTRICAL CONTRACTOR.

R. THE CONTRACTOR SHALL LOCATE ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED OR MAINTAINED IN FULLY ACCESSIBLE POSITION. EQUIPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, VALVES, TRAPS, CLEAN OUTS, MOTORS, CONTROLLERS, DRAIN POINTS, ETC. IF REQUIRED FOR ACCESSIBILITY, FURNISH ACCESS DOORS FOR THIS PURPOSE. MINOR DEVIATIONS FROM THE DRAWINGS MAY BE MADE TO ALLOW FOR BETTER ACCESSIBILITY, AND ANY CHANGE FOR THAT PURPOSE SHALL BE SUBMITTED FOR APPROVAL AND FIELD DOCUMENTED ON REDLINE DRAWING PRINTS.

S. LAYOUT SHOWN IS DIAGRAMMATIC. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS TO ENSURE ALL PLUMBING WORK IS PROVIDED TO FACILITATE PLUMBING SERVICES FOR ALL EQUIPMENT PROVIDED ON THE PROJECT, NEW OR EXISTING TO REMAIN. PROVIDE NECESSARY OFFSETS, RISES, AND PIPING TO COORDINATE WITH THE BUILDING STRUCTURE AND THE WORK OF OTHER TRADES.

T. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UNDER-SLAB PLUMBING WITH THE STRUCTURAL FRAMING DRAWINGS, STRUCTURAL FOUNDATION DRAWINGS, GRADE BEAMS, THICKENED SLABS, AND ALL FOOTINGS.

U. NO PLUMBING PIPING IS ALLOWED IN AN EXTERIOR WALL. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF CHASE SPACE IS INADEQUATE OR IF FIXTURES ARE LOCATED ON OUTSIDE WALLS. ROUTE ALL PIPING ON WARM SIDE OF BUILDING INSULATION.

V. THE P.C. IS TO INSPECT THE EXISTING SANITARY DRAIN TO VERIFY THAT IT HAS SUFFICIENT DEPTH FOR THE NEW WORK AND TO VERIFY THE DIRECTION OF FLOW. PRESSURE TEST THE EXISTING SANITARY DRAIN PRIOR TO THE START OF WORK. VERIFY THAT SEWER IS ACTIVE BY FLUSHING WITH WATER, A MINIMUM OF FIVE (5) GALLONS PER MINUTE FOR FOUR (4) HOURS PRIOR TO START OF WORK.

W. PLUMBING SHALL BE INSTALLED AS SHOWN ON THE PERMITTED APPROVED PLANS. ANY ALTERATIONS REQUIRED DUE TO EXISTING CONDITIONS MUST BE MADE AS A REQUEST FOR INFORMATION (RFI) PRIOR TO INSTALLATION - NO EXCEPTIONS. UPON COMPLETION OF THIS PROJECT, THIS CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DRAWINGS DOCUMENTING ALL VARIATIONS FROM THE CURRENT CONSTRUCTION SET.

X. FLOOR CLEANOUTS ARE NOT PERMITTED ON SALES FLOOR, FITTING FOYER / ROOM AREAS, EQUIPMENT ROOM, CASH ROOM OR MANAGER'S OFFICE. ANY EXISTING FLOOR CLEANOUTS IN THESE AREAS ARE TO BE REMOVED AND A WALL CLEAN-OUT ADDED AS NEEDED IN THE RESTROOMS OR STOCK ROOM OR ad's GM APPROVED LOCATION.

Y. PLUMBING CONTRACTOR TO TEST AND VERIFY DOMESTIC WATER SERVICE PRESSURE PRIOR TO THE START OF WORK.

Z. NEW SANITARY DRAINS TO BE CAST IRON AND PITCH AT A 1/4" (INVERT TO BE FIELD VERIFIED) PER FOOT MINIMUM BY GRAVITY WITHOUT DEFECTS. P.C. TO SCOPE NEW AND EXISTING SYSTEM BEFORE AND AFTER CONSTRUCTION.

PLUMBING FLOOR PLAN - LEVEL 1

SCALE: 1/8" = 1'0" — 1

2025
DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
P1a

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Dec 13, 2022 - 11:56:35 DWG Name: D:\01-Jobs\Active\2022\MCG\Ross Program\02-Ross Dress for Less\FL - Miami Beach (Sunset Harbour) 2541\13914_Setup.dwg Updated By: kbersh

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

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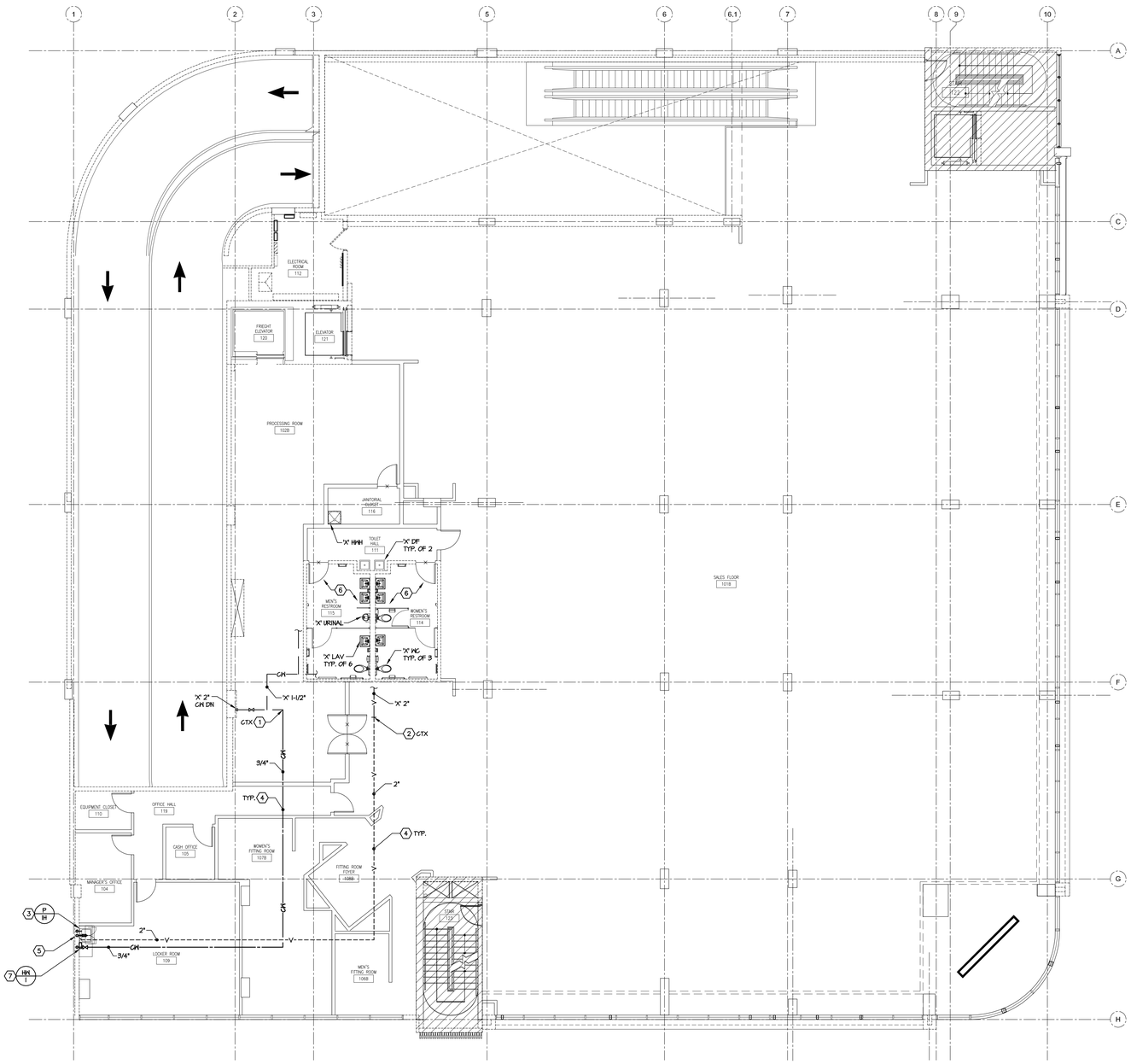
mcgarchitecture.com
CLEVELAND CHICAGO DENVER SAN FRANCISCO
Seal



WATER HEATER (EQUAL SUBSTITUTIONS WITH ROSS CONSTRUCTION REPRESENTATIVE APPROVAL)

MARK	LOCATION	MAKE	MODEL	TANK SIZE	FUEL	INPUT	RECOVERY	OPERATING TEMPERATURE	ELECTRIC	REMARKS
HW-1	WALL MOUNTED	CHRONOMITE	CM-30L	TANKLESS	ELECT.	8320 W	1.5 GPM @ 25° F	120 F	277/1/60	INSTANT-FLOW TANKLESS WATER HEATER

DRAINS, CLEANOUTS & MISC. ITEMS (EQUAL SUBSTITUTIONS WITH ROSS CONST. REP. APPROVAL)

MARK	ITEM	MAKE	MODEL	LOCATION	SIZE	BODY	TOP	REMARKS
WCO-1	CLEANOUT	J.R. SMITH	4402 SERIES	WALL TYPE	AS NOTED	CAST IRON	STAINLESS STEEL	IF CLEANOUTS ARE INSTALLED ON THE SALES FLOOR, INSTALL AT MAX. DISTANCE OF 100 FT. OR LESS AS MAY BE REQUIRED BY GOVERNING AUTHORITY.

PLUMBING FIXTURES (NO SUBSTITUTIONS - NO EXCEPTIONS)

MARK	ITEM	MAKE	NAME	MODEL	TRIM	TRAP	STOPS	CONNECTIONS WASTE	CONNECTIONS VENT	CONNECTIONS HW	CONNECTIONS CW	REMARKS
P-1H	LOCKER ROOM SINK	ELKAY	CELEBRITY	GECR25213 8" CENTERS	AMER. STD. MONTERREY	NOTE #3	NOTE #4	1-1/2"	1-1/2"	1/2"	1/2"	DRAIN - ELKAY NO. LK-35, CRUMB CUP. FAUCET TO BE AMERICAN STANDARD #6405.170 (LESS SPRAY), MAXIMUM DISCHARGE 1.5 GPM. GOOSE NECK WITH WRIST BLADE HANDLES.

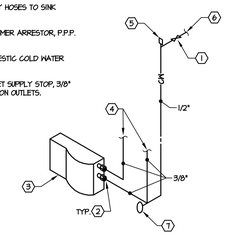
NOTES:

1. INSTALL SERVICE, SHUTOFF & CHECK VALVES, COCKS, STOPS, AIR CUSHIONS, VACUUM BREAKERS, AND SAFETY DEVICES WHERE REQUIRED BY CODE, SPECIFICATIONS, OR DRAWINGS.
2. ALL CATALOG NOS. REFER TO AMERICAN STANDARD UNLESS NOTED AND ALL FIXTURES IN WHITE UNLESS NOTED.
3. EXPOSED P-TRAPS TO BE 17 GA. CHROME PLATE WITH CLEANOUT AND ESCUTCHEON PLATE.
4. STOPS TO BE CHROME PLATED 1/2" ANGLE VALVE WITH CHROME PLATED 12" LONG, 1/2" O.D. FLEXIBLE RISER AND ESCUTCHEON PLATE.
5. PUBLIC LAVATORIES SHALL HAVE CONTROLS TO LIMIT THE WATER TEMPERATURE TO 110 DEGREES F.
6. WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.

PLUMBING FIXTURE SCHEDULES — SCALE NONE — 4

CODED NOTES:

1. SHUT OFF VALVE.
2. 3/8" COMPRESSION FITTINGS, SUPPLIED WITH UNIT.
3. INSTANTANEOUS HOT WATER HEATER. MOUNT ON WALL BELOW SINK.
4. 3/8" SUPPLY HOSES TO SINK FAUCET.
5. WATER HAMMER ARRESTOR, P.P.P. SC-500.
6. FROM DOMESTIC COLD WATER SUPPLY.
7. DUAL OUTLET SUPPLY STOP, 3/8" COMPRESSION OUTLETS.



INSTANTANEOUS WATER HEATER PIPING DIAGRAM — SCALE NONE — 3

1. CONNECT TO EXISTING 1-1/2" COLD WATER PIPING, VERIFY EXACT LOCATION AND SIZE IN THE FIELD PRIOR TO THE START OF WORK.
2. EXTEND AND CONNECT TO EXISTING 2" VENT PIPING, VERIFY EXACT SIZE AND LOCATION IN THE FIELD PRIOR TO THE START OF WORK.
3. THERMOSTATIC MIXING VALVE UNDER LAVATORY/ LOCKER ROOM SINK, REFER TO DETAIL ON DRAWING P2.
4. ROUTE VENTS AND WATER PIPING IN JOIST/CEILING SPACE. ROUTE TO SUIT FIELD CONDITIONS AND COORDINATE WITH ALL OTHER TRADES, PROVIDE ADDITIONAL HANGERS, ELBOWS, PIPE, ETC. AS REQUIRED. ALL WATER LINES MUST BE INSULATED.
5. CORE DRILL FLOOR, SLEEVE AND SEAL PIPE PENETRATIONS WATER TIGHT. REFER TO STRUCTURAL DRAWINGS FOR COORDINATION AND SANITARY STACK DIAGRAM FOR PENETRATIONS.
6. EXISTING PLUMBING FIXTURE TO REMAIN. CLEAN FIXTURE AND ADJUST FLUSHING MECHANISM OR FAUCET TO PLACE IN PROPER OPERATION. 9" TRAP TO BE REPLACED ON ALL SINKS AND LAVATORIES TO REMAIN, REFER TO PLUMBING SCHEDULE FOR TRAP SPECIFICATION. IF FLUSHING MECHANISM OR FAUCET IS NOT REPAIRABLE, REPLACE WITH NEW OF EQUAL QUALITY.
7. INSTANTANEOUS WATER HEATER, REFER TO ARCHITECTURAL DRAWING A4.0 FOR SHELF SUPPORT DETAIL AND PLUMBING DETAIL ON THIS DRAWING FOR PIPING DIAGRAM.

CODED NOTES — SCALE NONE — 2

PLUMBING FLOOR PLAN - LEVEL 2 — SCALE 1/8" = 1' 0" — 1

2021 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
P1b

MCG ARCHITECTS 2022
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BASED ON THE FLORIDA BUILDING CODE

WATER SUPPLY FIXTURE UNITS				
MARK	DESCRIPTION	FIXTURE UNITS	QUANTITY	TOTAL F.U.
'X' WC	WATER CLOSET	10.0	3	30.0
'X' URINAL	URINAL	5.0	1	5.0
'X' LAV	LAVATORY	2.0	6	12.0
P-W	LOUNGE SINK	1.4	1	1.4
'X' SS	SERVICE SINK	3.0	1	3.0
'X' DF	DRINKING FOUNTAIN	0.5	2	1.0
		TOTAL		52.4

NOTE:
2" CW REQUIRED, MAXIMUM WSFU ON 2" = 140 WSFU

CRITICAL SIZING AMTROL THERM-X-TROL

1. TOTAL WATER HEATER VOLUME = 20 GAL.
2. WATER EXPANSION FACTOR. = 0.0300
3. CALCULATE EXPANDED WATER (LINE 1 x LINE 2) = 1
4. DESIGN PRESSURE FACTOR = 2.9
5. THERM-X-TROL VOLUME REQ. GALLONS (LINE 3 x LINE 4) = .29
6. THERM-X-TROL MODEL = ST-5

THERM-X-TROL MODEL NUMBER ST-5 TANK VOLUME (GALLONS) = 2.0, MAX. ACCEPT. VOLUME (GALLONS) = 0.9

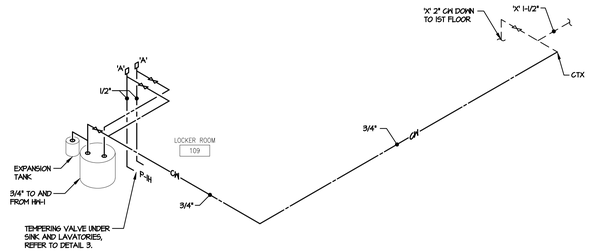
NOTE:

A. ALL DOMESTIC COLD, HOT AND TEMPERED WATER PIPING TO BE INSULATED WITH RIGID FIBERGLASS INSULATION WITH TYPE 'ASJ' JACKET. COLD WATER PIPES AND TO HAVE 1/2" THICK INSULATION. DOMESTIC HOT AND TEMPERED WATER PIPES TO HAVE 1" THICK INSULATION.

WATER HAMMER ARRESTERS

P.D.I. SYMBOLS	A	B	C	D	E	F
FIXTURE UNIT RATING	1-11	12-32	33-60	61-113	114-154	155-330

PLUMBING AND DRAINAGE INSTITUTE ESTABLISHED THESE SIZE SYMBOLS TO CORRESPOND TO THOSE UNITS GOVERED BY THE CERTIFICATION AND TESTING PROGRAM DESCRIBED IN P.D.I. STANDARD MANUAL WH-201.



WIND DATA

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EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

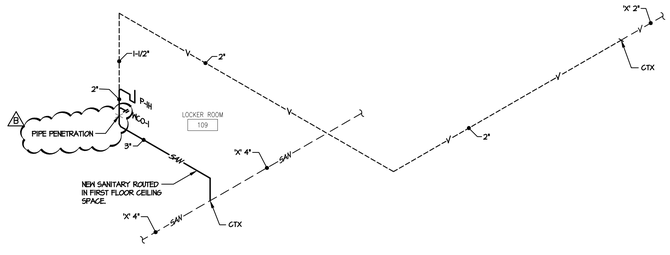
CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

H & CW PIPING DIAGRAM | SCALE NONE | 3

BASED ON THE FLORIDA BUILDING CODE

SANITARY FIXTURE UNITS				
MARK	DESCRIPTION	FIXTURE UNITS	QUANTITY	TOTAL F.U.
'X' WC	WATER CLOSET	4	3	12
'X' URINAL	URINAL	2	1	2
'X' LAV	LAVATORY	1	6	6
P-W	LOCKER ROOM SINK	2	1	2
'X' SS	SERVICE SINK	3	1	3
'X' DF	DRINKING FOUNTAIN	0.5	2	1
'X' FD	FLOOR DRAIN	2	2	4
		TOTAL		30

NOTE:
4" SANITARY REQUIRED, MAXIMUM DFU ON 4" = 180 DFU



NOTES:

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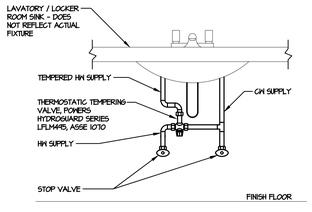
B. PLUMBING CONTRACTOR TO TEST AND VERIFY DOMESTIC WATER SERVICE PRESSURE PRIOR TO THE START OF WORK.

C. NEW SANITARY DRAINS TO BE CAST IRON AND PITCH AT A 1/4" PER FOOT MINIMM BY GRAVITY WITHOUT DEFECTS. P.C. TO SCOPE NEW AND EXISTING SYSTEM BEFORE AND AFTER CONSTRUCTION.

SANITARY STACK DIAGRAM | SCALE NONE | 1



NOTE:

A. INSULATE ALL EXPOSED WASTE AND SUPPLY PIPING UNDER LAVATORIES WITH THE HANDI-LAV GUARD INSULATION KIT BY TRUEBRO.

B. TEMPERED WATER FOR LAVATORIES TO BE SET AT 110 DEGREES F.

C. TEMPERED WATER FOR LOCKER ROOM SINK TO BE SET AT 110 DEGREES F.

D. PUBLIC LAVATORIES SHALL HAVE CONTROLS TO LIMIT THE WATER TEMPERATURE TO 110 DEGREES F.

E. ALL SINK P-TRAPS TO BE CHROME.

LAVATORY/LOCKER ROOM TEMPERING | SCALE NONE | 2

McHenry & Associates Incorporated
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Email: mail@mchenryassociates.com
Florida Business #0005282

mcgarchitecture.com

Seal:

ROSS DRESS FOR LESS #2541

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022
ADDENDUM A 03-07-2023

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
P2

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WIND DATA

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EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
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CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

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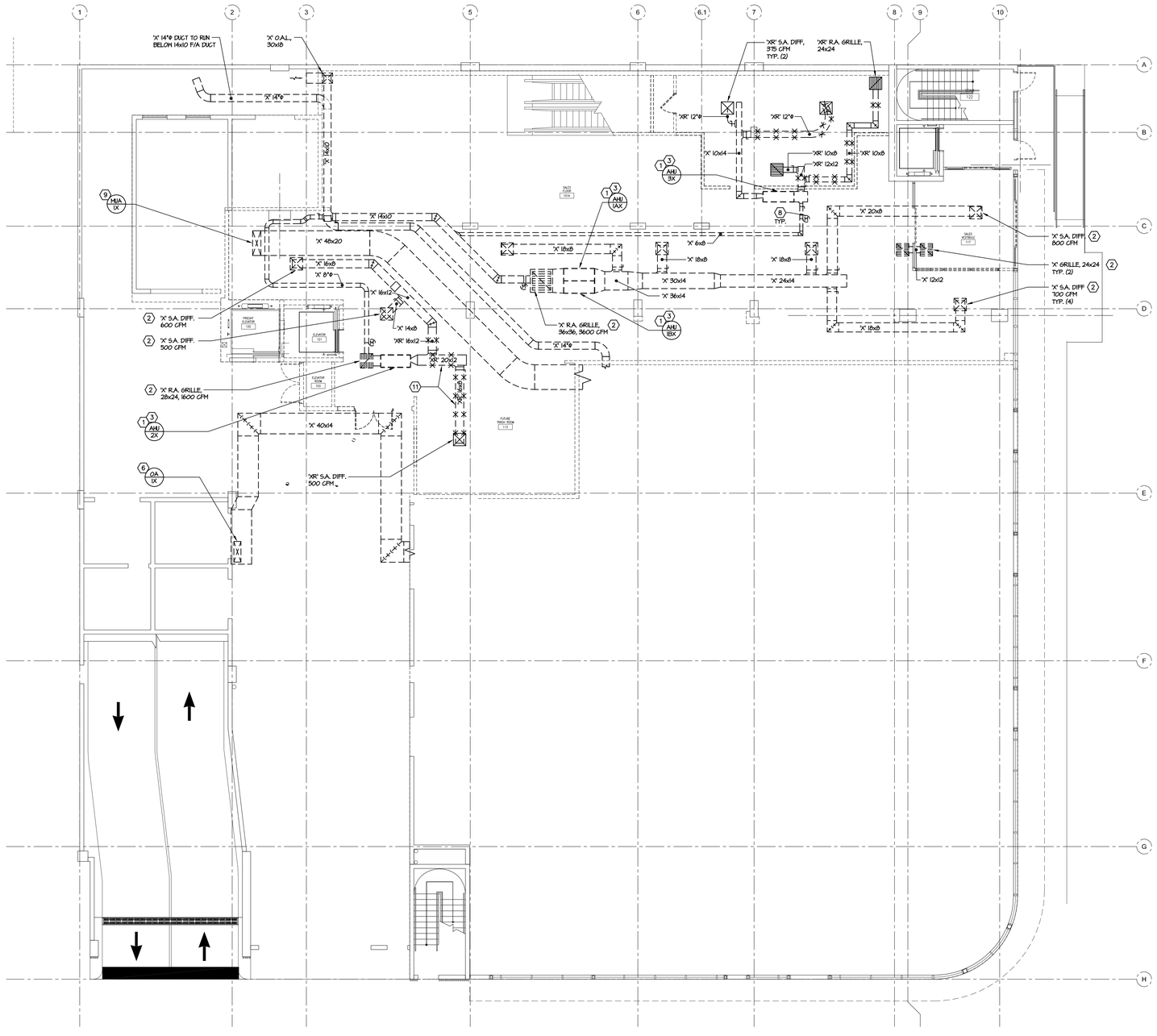
Seal



DEMOLITION CODED NOTES:

1. EXISTING AHU AND CU SPLIT SYSTEM UNITS AND CONTROLS TO REMAIN.
2. EXISTING DIFFUSER, REGISTER, OR GRILLE TO REMAIN. CLEAN DIFFUSER, REGISTER OR GRILLE AND BALANCE TO CFM AS LISTED ON NEW WORK PLANS.
3. DISCONNECT AND REMOVE EXISTING THERMOSTAT, SMOKE ALARM STATION, AND/OR CO2 SENSOR ASSOCIATED WITH UNIT.
4. REMOVE EXISTING DUCT. SAVE ANY DIFFUSERS, GRILLES, OR REGISTERS MARKED FOR RELOCATION AND REUSE. REMOVE ALL ASSOCIATED HANGERS. PREP FOR NEW OUTSIDE AIR DUCTWORK INSTALLATION AS SHOWN ON NEW WORK PLANS.
5. DUCTWORK OR DIFFUSER TO BE RELOCATED. REMOVE FROM CURRENT LOCATION, CLEAN, AND PREPARE FOR INSTALLATION IN NEW LOCATION. SEE DRAWINGS M-1a, M-1b, AND M-1c FOR NEW LOCATIONS.
6. EXISTING OUTSIDE AIR RISER TO REMAIN.
7. REMOVE ALL EXISTING SUPPLY DUCTWORK FROM AIR HANDLING UNIT TO BE REPLACED WITH NEW DUCTWORK. REMOVE ALL BRANCH DUCTWORK, DIFFUSERS, AND HANGERS ASSOCIATED WITH SUPPLY DUCTWORK. SEE NEW WORK PLANS FOR NEW DUCTWORK LAYOUT.
8. REMOVE EXISTING MOTORIZED AIR DAMPERS FROM OUTSIDE AIR DUCTS. SEE NEW WORK PLANS FOR NEW DAMPERS. TYPICAL.
9. MAKEUP AIR DUCT FOR NEIGHBORING TENANT IS EXISTING TO REMAIN.
10. EXISTING EXHAUST FANS TO REMAIN. SEE NEW WORK PLANS FOR NEW DUCTWORK AND BALANCING.
11. REMOVE EXISTING DUCT. REMOVE ALL ASSOCIATED HANGERS. SEE NEW WORK PLANS FOR NEW SUPPLY DUCTWORK TO BE INSTALLED.
12. EXISTING THERMOSTAT FOR AHU-12X TO REMAIN.
13. REMOVE EXISTING EXHAUST AIR DUCTWORK AND ALL ASSOCIATED GRILLES, HANGERS, ETC., NOT SHOWN FOR REUSE BACK TO THIS LOCATION. PREP FOR NEW EXHAUST DUCTWORK INSTALLATION AS SHOWN ON NEW WORK PLANS.
14. RELOCATE DUCTWORK AND ATTACHED DIFFUSERS IF NECESSARY TO AVOID NEW INTERIOR LIGHTING. SEE DRAWING E-1a AND E-1b FOR NEW LIGHTING. SEE NEW WORK PLANS FOR NEW LOCATIONS IF NECESSARY. FIELD VERIFY.

DEMOLITION GENERAL NOTES

A. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING MECHANICAL SYSTEMS AND PROVIDE ALL DEMOLITION REQUIRED FOR THE PROJECT.

B. DEMOLITION WORK INCLUDES THE REMOVAL OF ALL UNUSED HANGERS, CONTROL WIRING, DUCTWORK, PIPING, ETC. ALL PIPING SHALL BE REMOVED BACK TO ACTIVE MAINS AND CAPPED WATERTIGHT. FLOORS, WALLS AND CEILINGS SHALL BE PATCHED TO MATCH EXISTING IN EXISTING AREA TO REMAIN, OR PATCHED AND PREPARED FOR NEW FINISH IN AREA TO BE REMODELED.

C. THE OWNER SHALL DESIGNATE ANY ITEMS TO BE SALVAGED BY CONTRACTOR PRIOR TO START OF DEMOLITION. CONTRACTOR SHALL PROTECT AND TURN OVER TO OWNER ALL SALVAGED ITEMS AT AN OWNER DESIGNATED LOCATION ON THE BUILDING SITE. ALL OTHER DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.

D. PATCH ALL HOLES IN WALLS, CEILINGS AND FLOORS THAT RESULT FROM THE DEMOLITION WORK TO MATCH THE EXISTING SURFACE FINISH.

E. THE CONTRACTOR SHALL COORDINATE TIMES TO WORK IN SPECIFIC AREAS OF THE EXISTING BUILDING WITH THE OWNER'S REPRESENTATIVE. IF AFTER HOURS WORK IS REQUIRED ALL PREMIUM TIME SHALL BE INCLUDED IN BID.

F. THIS CONTRACTOR IS TO REPAIR ANY OPENINGS IN FIRE RATED CONSTRUCTION CAUSED BY THE DEMOLITION WORK TO MATCH EXISTING CONSTRUCTION AND MAINTAIN FIRE RATING.

G. REMOVE AND RECLAIM REFRIGERANT IN EXISTING SYSTEMS PRIOR TO DEMOLITION OF EQUIPMENT IN ACCORDING TO FEDERAL REQUIREMENTS.

MECHANICAL LEGEND

'X' OR	EXISTING TO REMAIN
'XR' OR	EXISTING TO BE REMOVED
'XRL' OR	EXISTING TO BE RELOCATED
'XNL' OR	EXISTING SHOWN IN NEW LOCATION
GTX	CONNECT TO EXISTING
	POINT OF CONNECTION
	INDICATES CODED NOTE
CWS	CONDENSER WATER SUPPLY
CWR	CONDENSER WATER RETURN
CD	CONDENSATE DRAIN
SD	SECONDARY DRAIN
ATD	AIR TRANSFER DUCT
ATO	AIR TRANSFER OPENING
E.A.	EXHAUST AIR
O.A.	OUTSIDE AIR
R.A.	RETURN AIR
S.A.	SUPPLY AIR
MVD	MANUAL VOLUME DAMPER
A.F.F.	ABOVE FINISHED FLOOR
NIC	NOT IN CONTRACT
C	CO2 SENSOR
T	THERMOSTAT
R	DUCT SMOKE DETECTOR REMOTE KEY TEST STATION WITH INDICATOR AND ALARM.
	DUCT SMOKE DETECTOR TO SHUT DOWN UNIT UNDER ALARM. DETECTOR SHALL BE LOCATED, INSTALLED AND WIRED AS INDICATED ON FLOOR PLAN AND SPECIFICATIONS. ALL WIRING TO BE IN CONDUIT PER N.E.C.
TCP	TEMPERATURE CONTROL PANEL
UC	UNDERCUT DOOR, REFER TO ARCHITECTURAL DRAWINGS
LD	LOUVER DOOR, REFER TO ARCHITECTURAL DRAWINGS

N

MECHANICAL DEMOLITION FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'0"

1

2022 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
MD1a

MCG ARCHITECTS 2022
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Dec. 28, 2022 - 09:49:23 DWG Name: C:\Jobs\2022\MG\Ross Dress For Less\Active Work\#3944 Miami Beach (Sunset Harbor) FL\Drawings\#3944_MD1a(MD1b-MD1c).dwg Updated By: mhelmrick

WIND DATA

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EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

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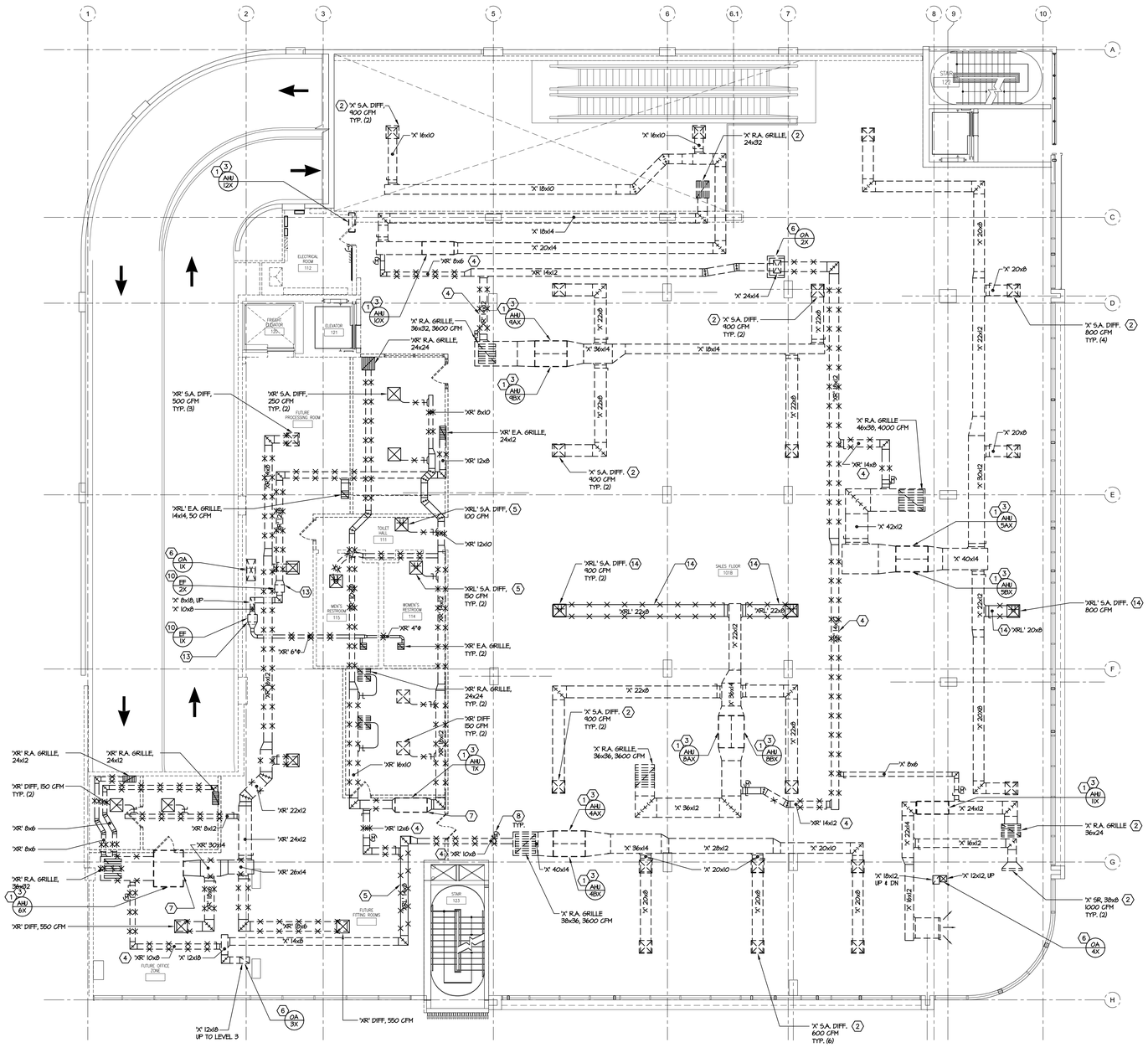
CLEVELAND DENVER NEW YORK MIAMI SAN FRANCISCO
Seal



DEMOLITION CODED NOTES:

1. EXISTING AHU AND CU SPLIT SYSTEM UNITS AND CONTROLS TO REMAIN.
2. EXISTING DIFFUSER, REGISTER, OR GRILLE TO REMAIN. CLEAN DIFFUSER, REGISTER OR GRILLE AND BALANCE TO CFM AS LISTED ON NEW WORK PLANS.
3. DISCONNECT AND REMOVE EXISTING THERMOSTAT, SMOKE ALARM STATION, AND/OR CO2 SENSOR ASSOCIATED WITH UNIT.
4. REMOVE EXISTING DUCT. SAVE ANY DIFFUSERS, GRILLES, OR REGISTERS MARKED FOR RELOCATION AND REUSE. REMOVE ALL ASSOCIATED HANGERS. PREP FOR NEW OUTSIDE AIR DUCTWORK INSTALLATION AS SHOWN ON NEW WORK PLANS.
5. DUCTWORK OR DIFFUSER TO BE RELOCATED. REMOVE FROM CURRENT LOCATION, CLEAN, AND PREPARE FOR INSTALLATION IN NEW LOCATION. SEE DRAWINGS M-1a, M-1b, AND M-1c FOR NEW LOCATIONS.
6. EXISTING OUTSIDE AIR RISER TO REMAIN.
7. REMOVE ALL EXISTING SUPPLY DUCTWORK FROM AIR HANDLING UNIT TO BE REPLACED WITH NEW DUCTWORK. REMOVE ALL BRANCH DUCTWORK, DIFFUSERS, AND HANGERS ASSOCIATED WITH SUPPLY DUCTWORK. SEE NEW WORK PLANS FOR NEW DUCTWORK LAYOUT.
8. REMOVE EXISTING MOTORIZED AIR DAMPERS FROM OUTSIDE AIR DUCTS. SEE NEW WORK PLANS FOR NEW DAMPERS. TYPICAL.
9. MAKEUP AIR DUCT FOR NEIGHBORING TENANT IS EXISTING TO REMAIN.
10. EXISTING EXHAUST FANS TO REMAIN. SEE NEW WORK PLANS FOR NEW DUCTWORK AND BALANCING.
11. REMOVE EXISTING DUCT. REMOVE ALL ASSOCIATED HANGERS. SEE NEW WORK PLANS FOR NEW SUPPLY DUCTWORK TO BE INSTALLED.
12. EXISTING THERMOSTAT FOR AHU-12X TO REMAIN.
13. REMOVE EXISTING EXHAUST AIR DUCTWORK AND ALL ASSOCIATED GRILLES, HANGERS, ETC., NOT SHOWN FOR REUSE BACK TO THIS LOCATION. PREP FOR NEW EXHAUST DUCTWORK INSTALLATION AS SHOWN ON NEW WORK PLANS.
14. RELOCATE DUCTWORK AND ATTACHED DIFFUSERS IF NECESSARY TO AVOID NEW INTERIOR LIGHTING. SEE DRAWING E-1a AND E-1b FOR NEW LIGHTING. SEE NEW WORK PLANS FOR NEW LOCATIONS IF NECESSARY. FIELD VERIFY.

DEMOLITION GENERAL NOTES

A. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING MECHANICAL SYSTEMS AND PROVIDE ALL DEMOLITION REQUIRED FOR THE PROJECT.

B. DEMOLITION WORK INCLUDES THE REMOVAL OF ALL UNUSED HANGERS, CONTROL WIRING, DUCTWORK, PIPING, ETC. ALL PIPING SHALL BE REMOVED BACK TO ACTIVE MAINS AND CAPPED WATERTIGHT. FLOORS, WALLS AND CEILINGS SHALL BE PATCHED TO MATCH EXISTING IN EXISTING AREA TO REMAIN, OR PATCHED AND PREPARED FOR NEW FINISH IN AREA TO BE REMODELED.

C. THE OWNER SHALL DESIGNATE ANY ITEMS TO BE SALVAGED BY CONTRACTOR PRIOR TO START OF DEMOLITION. CONTRACTOR SHALL PROTECT AND TURN OVER TO OWNER ALL SALVAGED ITEMS AT AN OWNER DESIGNATED LOCATION ON THE BUILDING SITE. ALL OTHER DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.

D. PATCH ALL HOLES IN WALLS, CEILINGS AND FLOORS THAT RESULT FROM THE DEMOLITION WORK TO MATCH THE EXISTING SURFACE FINISH.

E. THE CONTRACTOR SHALL COORDINATE TIMES TO WORK IN SPECIFIC AREAS OF THE EXISTING BUILDING WITH THE OWNER'S REPRESENTATIVE. IF AFTER HOURS WORK IS REQUIRED ALL PREMIUM TIME SHALL BE INCLUDED IN BID.

F. THIS CONTRACTOR IS TO REPAIR ANY OPENINGS IN FIRE RATED CONSTRUCTION CAUSED BY THE DEMOLITION WORK TO MATCH EXISTING CONSTRUCTION AND MAINTAIN FIRE RATING.

G. REMOVE AND RECLAIM REFRIGERANT IN EXISTING SYSTEMS PRIOR TO DEMOLITION OF EQUIPMENT IN ACCORDING TO FEDERAL REQUIREMENTS.

MECHANICAL LEGEND

'X' OR	EXISTING TO REMAIN
'XR' OR	EXISTING TO BE REMOVED
'XRL' OR	EXISTING TO BE RELOCATED
'XNL' OR	EXISTING SHOWN IN NEW LOCATION
GTX	CONNECT TO EXISTING
	POINT OF CONNECTION
	INDICATES CODED NOTE
CHS	CONDENSER WATER SUPPLY
CHR	CONDENSER WATER RETURN
CD	CONDENSATE DRAIN
SD	SECONDARY DRAIN
ATD	AIR TRANSFER DUCT
ATO	AIR TRANSFER OPENING
E.A.	EXHAUST AIR
O.A.	OUTSIDE AIR
R.A.	RETURN AIR
S.A.	SUPPLY AIR
MVD	MANUAL VOLUME DAMPER
A.F.F.	ABOVE FINISHED FLOOR
NIC	NOT IN CONTRACT
C	CO2 SENSOR
T	THERMOSTAT
D	DUCT SMOKE DETECTOR REMOTE KEY TEST STATION WITH INDICATOR AND ALARM.
D	DUCT SMOKE DETECTOR TO SHUT DOWN UNIT UNDER ALARM. DETECTOR SHALL BE LOCATED, INSTALLED AND WIRED AS INDICATED ON FLOOR PLAN AND SPECIFICATIONS. ALL WIRING TO BE IN CONDUIT PER N.E.C.
TCP	TEMPERATURE CONTROL PANEL
UC	UNDERCUT DOOR, REFER TO ARCHITECTURAL DRAWINGS
LD	LOUVER DOOR, REFER TO ARCHITECTURAL DRAWINGS

N

MECHANICAL DEMOLITION FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'0" | 1

2022
DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
MD1b

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

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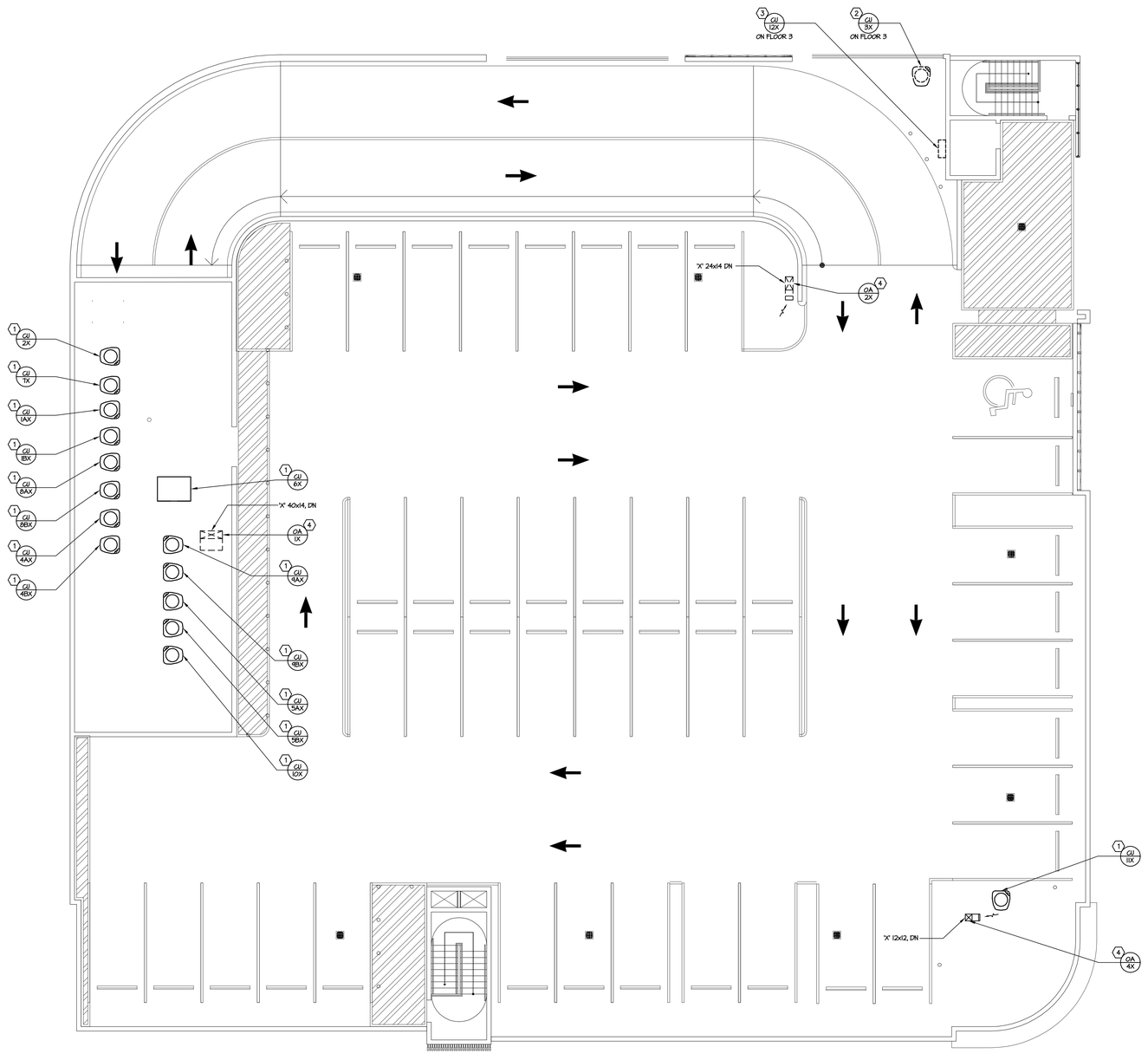
CLEVELAND CHICAGO DENVER DALLAS SAN FRANCISCO
Seal



DEMOLITION CODED NOTES:

1. EXISTING LENNOX CONDENSING UNIT ON ROOF TO REMAIN AND SERVE ASSOCIATED EXISTING AIR HANDLER UNIT.
2. EXISTING LENNOX CONDENSING UNIT ON THIRD FLOOR OF BUILDING TO REMAIN AND SERVE ASSOCIATED EXISTING AIR HANDLER UNIT.
3. EXISTING MITSUBISHI CONDENSING UNIT ON THIRD FLOOR OF BUILDING TO REMAIN AND SERVE ASSOCIATED EXISTING AIR HANDLER UNIT.
4. EXISTING OUTSIDE AIR RISER AND GOOSENECK AT 7'-0" A.F.F. TO REMAIN ON ROOF.

DEMOLITION GENERAL NOTES

A. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING MECHANICAL SYSTEMS AND PROVIDE ALL DEMOLITION REQUIRED FOR THE PROJECT.

B. DEMOLITION WORK INCLUDES THE REMOVAL OF ALL UNUSED HANGERS, CONTROL WIRING, DUCTWORK, PIPING, ETC. ALL PIPING SHALL BE REMOVED BACK TO ACTIVE MAINS AND CAPPED WATERTIGHT. FLOORS, WALLS AND CEILINGS SHALL BE PATCHED TO MATCH EXISTING IN EXISTING AREA TO REMAIN, OR PATCHED AND PREPARED FOR NEW FINISH IN AREA TO BE REMODELED.

C. THE OWNER SHALL DESIGNATE ANY ITEMS TO BE SALVAGED BY CONTRACTOR PRIOR TO START OF DEMOLITION. CONTRACTOR SHALL PROTECT AND TURN OVER TO OWNER ALL SALVAGED ITEMS AT AN OWNER DESIGNATED LOCATION ON THE BUILDING SITE. ALL OTHER DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.

D. PATCH ALL HOLES IN WALLS, CEILINGS AND FLOORS THAT RESULT FROM THE DEMOLITION WORK TO MATCH THE EXISTING SURFACE FINISH.

E. THIS CONTRACTOR SHALL COORDINATE TIMES TO WORK IN SPECIFIC AREAS OF THE EXISTING BUILDING WITH THE OWNER'S REPRESENTATIVE. IF AFTER HOURS WORK IS REQUIRED ALL PREMIUM TIME SHALL BE INCLUDED IN BID.

F. THIS CONTRACTOR IS TO REPAIR ANY OPENINGS IN FIRE RATED CONSTRUCTION CAUSED BY THE DEMOLITION WORK TO MATCH EXISTING CONSTRUCTION AND MAINTAIN FIRE RATING.

G. REMOVE AND RECLAIM REFRIGERANT IN EXISTING SYSTEMS PRIOR TO DEMOLITION OF EQUIPMENT IN ACCORDING TO FEDERAL REQUIREMENTS.

MECHANICAL LEGEND

'X' OR	EXISTING TO REMAIN
'XR' OR	EXISTING TO BE REMOVED
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'XNL' OR	EXISTING SHOWN IN NEW LOCATION
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	POINT OF CONNECTION
	INDICATES CODED NOTE
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CWR	CONDENSER WATER RETURN
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SD	SECONDARY DRAIN
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ATO	AIR TRANSFER OPENING
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R.A.	RETURN AIR
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MVD	MANUAL VOLUME DAMPER
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NIC	NOT IN CONTRACT
CO2	CO2 SENSOR
T	THERMOSTAT
	DUCT SMOKE DETECTOR REMOTE KEY TEST STATION WITH INDICATOR AND ALARM.
	DUCT SMOKE DETECTOR TO SHUT DOWN UNIT UNDER ALARM. DETECTOR SHALL BE LOCATED, INSTALLED AND WIRED AS INDICATED ON FLOOR PLAN AND SPECIFICATIONS. ALL WIRING TO BE IN CONDUIT PER N.E.C.
TCP	TEMPERATURE CONTROL PANEL
UC	UNDERCUT DOOR, REFER TO ARCHITECTURAL DRAWINGS
LD	LOUVER DOOR, REFER TO ARCHITECTURAL DRAWINGS

N

MECHANICAL DEMOLITION FLOOR PLAN - ROOF

SCALE 1/8" = 1'-0"

1

2025
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REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

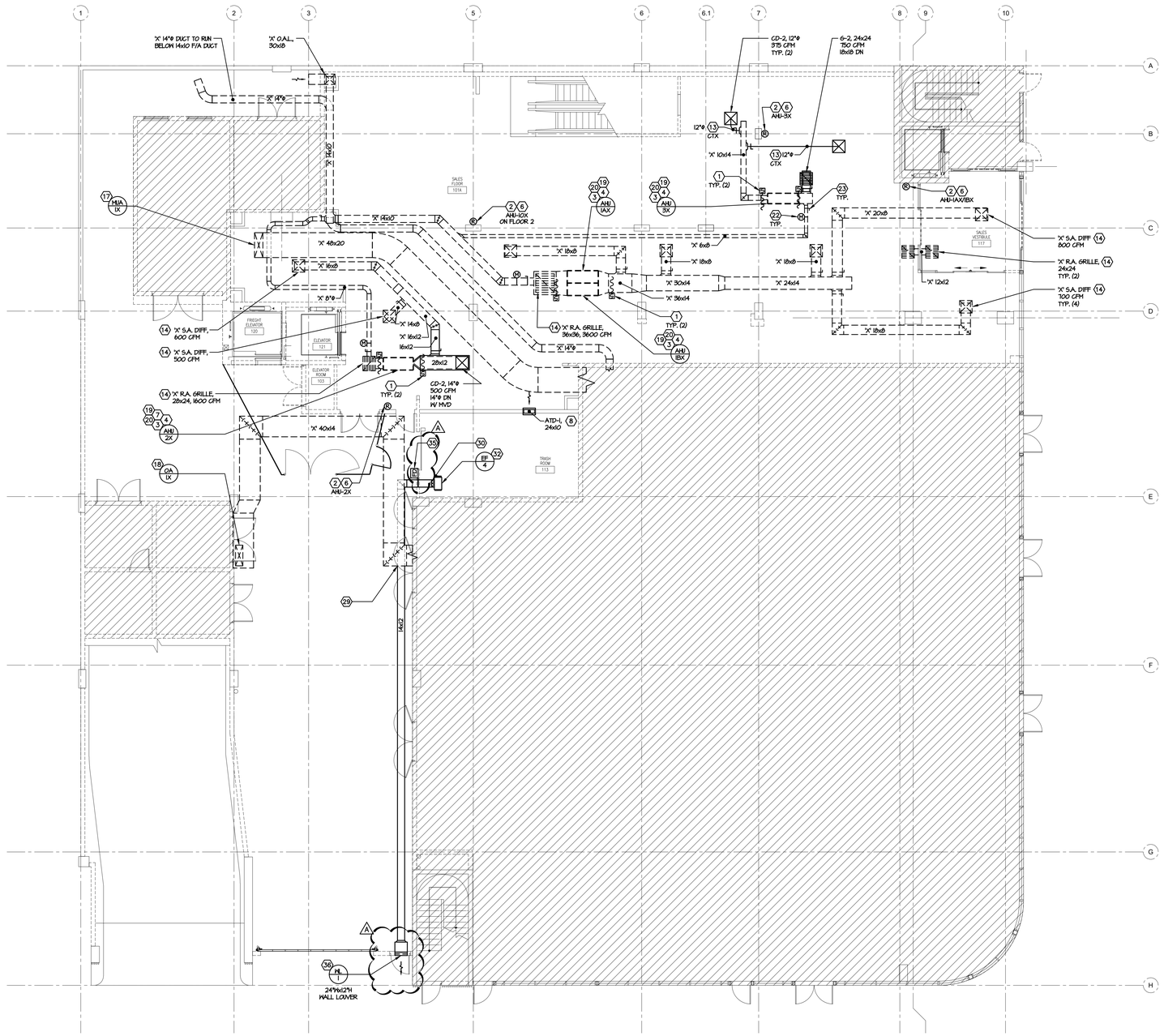
PROJECT NO. 22.185.10

SHEET NUMBER
MD1c

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

MECHANICAL CODED NOTES:

1. CONFIRM PRESENCE AND PROPER OPERATION OF EXISTING SMOKE DETECTORS SERVING EXISTING AIR HANDLER UNITS. M.C. TO PROVIDE ANY ADDITIONAL SMOKE DETECTORS NEEDED IN SUPPLY AND RETURN AIR SECTIONS OF UNIT. M.C. TO PROVIDE AND INSTALL REMOTE TEST STATION AS SHOWN ON PLAN.
2. PROVIDE WITH NEW SMOKE DETECTOR REMOTE KEY STATUS AND TEST STATION. MOUNT TOP OF SMOKE DETECTOR REMOTE KEY STATUS AND TEST STATIONS AT 48" A.F.F. ON SALES FLOOR AND 84" A.F.F. IN ALL OTHER AREAS. REFER TO DETAIL ON DRAWING M2. INDICATE DETECTOR SERVING EACH DEVICE. COORDINATE EXACT LOCATIONS WITH FIRE MARSHAL PRIOR TO ROUGH-IN. ALL WIRING SHALL BE IN CONDUIT PER N.E.C. DUCT SMOKE DETECTOR ACTIVATION WILL RESULT IN THE IMMEDIATE LOSS OF POWER TO THE AIR MOVING EQUIPMENT.
3. EXISTING AIR HANDLER UNIT TO REMAIN. PROVIDE ALL MODIFICATIONS AS REQUIRED TO EXISTING CONTROL BOARDS FOR CONTROL FROM NEW BUILDING MANAGEMENT SYSTEM. REMOVE ALL DIFFUSERS, DUCTWORK, HANGERS, ETC., NOT SHOWN ON NEW WORK PLANS BACK TO DUCT DROPS FROM UNIT. REFER TO DEMOLITION PLANS FOR MORE INFORMATION. INSTALL ANY NEW DUCTWORK AS SHOWN.
4. BALANCE AHU SYSTEM TO CFM AS LISTED ON PLANS.
5. DASHED LINE ON SUPPLY AND RETURN DUCTWORK INDICATES 1" ACOUSTIC LINING. DUCT DIMENSIONS ARE EXTERIOR AND INCLUDE LINING - TYPICAL.
6. EMS SYSTEM DRAWINGS BY NEXREV BUILDING AUTOMATION SHALL DICTATE FINAL LOCATIONS OF ALL TEMPERATURE SENSORS. ALL WIRING SHALL BE IN CONDUIT PER N.E.C.
7. EXTEND NEW SUPPLY AND RETURN DUCTS FULL SIZE FROM UNIT AND TRANSITION TO SIZES INDICATED ON PLANS.
8. MOUNT BOTTOM OF GRILLE OR REGISTER ON WALL AS HIGH AS POSSIBLE NO LOWER THAN 12'-0" A.F.F. CONTRACTOR SHALL COORDINATE EXACT MOUNTING HEIGHT AND LOCATION WITH ROSS CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
9. TAG ALL MANUAL VOLUME DAMPERS FOR FUTURE IDENTIFICATION. TAG SHALL IDENTIFY SPACE SERVED - TYPICAL.
10. M.C. SHALL PROVIDE 24"x24" 11115 MODEL T-TOOL WHITE, STEEL, LOUVERED DOOR GRILLE WITH AUXILIARY FRAME IN DOOR. MOUNT BOTTOM OF DOOR GRILLE AT 14" A.F.F. COORDINATE WITH DOOR SHOP DRAWINGS.
11. M.C. SHALL PROVIDE 24"x12" 11115 MODEL T-TOOL WHITE STEEL, LOUVERED DOOR GRILLE WITH AUXILIARY FRAME IN DOOR. MOUNT BOTTOM OF DOOR GRILLE AT 16" A.F.F. COORDINATE WITH DOOR SHOP DRAWINGS.
12. PROVIDE MVD/I CABLE OPERATED DAMPERS WHERE DAMPERS ARE LOCATED ABOVE INACCESSIBLE CEILING - TYPICAL.
13. CONNECT TO EXISTING DUCT AND EXTEND AS SHOWN. VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO START OF ANY WORK.
14. GLEAN EXISTING DIFFUSER, REGISTER OR GRILLE AND BALANCE TO CFM AS SHOWN ON PLANS.
15. INSTALL EXISTING S.A. DIFFUSER IN NEW LOCATION. CLEAN DIFFUSER AS REQUIRED. CONNECT DIFFUSER TO RELOCATED EXISTING DUCT. BALANCE TO CFM LISTED ON PLANS. CONTRACTOR TO VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO START OF ANY WORK.
16. INSTALL EXISTING S.A. DIFFUSER IN NEW LOCATION. CLEAN DIFFUSER AS REQUIRED. CONNECT DIFFUSER TO NEW DUCT. BALANCE TO CFM LISTED ON PLANS. CONTRACTOR TO VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO START OF ANY WORK.
17. KITCHEN VENTILATION DUCTS SERVING OTHER OCCUPANCIES TO REMAIN.
18. EXISTING OUTSIDE AIR RISER TO REMAIN.
19. MECHANICAL CONTRACTOR TO PROVIDE REFLECTIVE UNIT NUMBERS WITH SPECIFIC AHU UNIT NUMBER ON EACH UNIT.
20. LENNOX TO PERFORM ROUTINE SERVICE INSPECTION OF EXISTING EQUIPMENT TO BE REUSED FOR THIS PROJECT. SERVICE CONTROL SYSTEM AND INSTALL NEW FILTERS IN EACH UNIT. CONTRACTOR SHALL FIELD VERIFY REFRIGERANT CHARGE AND PROVIDE NEW CHARGE AS REQUIRED TO MEET MANUFACTURER'S SPECIFICATIONS. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. EQUIPMENT SHALL BE PLACED IN FULL OPERATION UPON COMPLETION OF PROJECT. PROVIDE SERVICE REPORT TO ARCHITECT UPON COMPLETION.
21. M.C. TO PERFORM ROUTINE SERVICE INSPECTION OF EXISTING EQUIPMENT TO BE REUSED FOR THIS PROJECT. SERVICE CONTROL SYSTEM AND INSTALL NEW FILTERS IN EACH UNIT. CONTRACTOR SHALL FIELD VERIFY REFRIGERANT CHARGE AND PROVIDE NEW CHARGE AS REQUIRED TO MEET MANUFACTURER'S SPECIFICATIONS. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. EQUIPMENT SHALL BE PLACED IN FULL OPERATION UPON COMPLETION OF PROJECT. PROVIDE SERVICE REPORT TO ARCHITECT UPON COMPLETION.
22. TWO-POSITION 120V MOTORIZED DAMPER RUSKIN MODEL CD-60. E.C. SHALL INTERLOCK WITH AHU SUPPLY AIR FAN.
23. MVD - TYPICAL. SET AND BALANCE TO OUTSIDE AIR AMOUNT LISTED IN SCHEDULE ON DRAWING M-2. PROVIDE NEW FOR NEW DUCTWORK.
24. INSTALL NEW MVD IN EXISTING RETURN AIR DUCT FOR BALANCING PURPOSES.
25. DASHED LINE ON EXHAUST DUCTWORK INDICATES 1/2" ACOUSTIC LINING. DUCT DIMENSIONS ARE EXTERIOR AND INCLUDE LINING - TYPICAL.
26. TRANSITION FROM RECTANGULAR NECK ON RETURN AIR GRILLE TO RETURN DUCT SIZE AS INDICATED ON PLANS - TYPICAL.
27. MOUNT TOP OF THERMOSTAT FOR EF-3 ON WALL NEXT TO DOOR IN THE EQUIPMENT CLOSET AT 48" A.F.F. THERMOSTAT SHALL BE WIRED BY ELECTRICAL CONTRACTOR REFER TO ELECTRICAL DRAWINGS FOR WIRING DIAGRAM). EF-3 TO BE CONTROLLED VIA EMS AND LINE VOLTAGE THERMOSTAT. ALL WIRING SHALL BE IN CONDUIT PER N.E.C.
28. EXISTING THERMOSTAT FOR AHU-1X IN ELECTRICAL ROOM TO REMAIN.
29. NEW EXHAUST AIR DUCT TO BE INSTALLED BELOW EXISTING OUTSIDE AIR INTAKE DUCT IN SHARED RECEIVING AREA/LOADING BAY. MOUNT DUCTWORK AS HIGH AS POSSIBLE A.F.F. AVOID ANY OTHER PIPING OR OTHER ELECTRICAL EQUIPMENT IN SHARED RECEIVING AREA AND EXIT TO SOUTH SIDE OF BUILDING AS SHOWN ON PLANS. EXHAUST TERMINATION POINT MUST BE 10'-0" AWAY FROM ANY OUTSIDE AIR INTAKE.
30. FLEXIBLE CONNECTION - TYPICAL.
31. M.C. TO PERFORM ROUTINE SERVICE INSPECTION OF EXISTING EXHAUST FANS TO BE REUSED FOR THIS PROJECT. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. EQUIPMENT SHALL BE PLACED IN FULL OPERATION UPON COMPLETION OF PROJECT. PROVIDE SERVICE REPORT TO ARCHITECT UPON COMPLETION.
32. SUPPORT EXHAUST FAN FROM STRUCTURE WITH VIBRATION ISOLATION HANGERS AND SUPPORT RODS. EXTEND AIR DUCT FROM EXHAUST FAN AS INDICATED ON PLANS.
33. INSTALL EXISTING O.A. DUCTWORK IN NEW LOCATION SHOWN ON PLANS. CONNECT TO NEW AND EXISTING DUCTWORK AS SHOWN ON PLANS.
34. INSTALL EXISTING S.A. DUCTWORK AND ATTACHED DIFFUSERS IN NEW LOCATION SHOWN IF NECESSARY TO AVOID NEW INTERIOR LIGHTING. IF NEW LIGHTING DOES NOT INTERFERE WITH EXISTING LOCATIONS, DUCTWORK AND DIFFUSERS DO NOT NEED TO BE RELOCATED. FIELD VERIFY.
35. FIRE DAMPER. SEE DRAWING M2 FOR SCHEDULE AND DRAWING M6A FOR DETAIL.
36. NEW WALL LOUVER WITH PLENUM - CONFIRM EXACT DIMENSIONS IN FIELD. PITCH PLENUM BASE TO EXTERIOR FOR POSITIVE DRAINAGE AND COAT WITH BITUMASTIC. SEE SCHEDULE ON DRAWING M2 AND DETAIL ON DRAWING M6 FOR MORE INFORMATION.



MECHANICAL LEGEND

'X' OR	EXISTING TO REMAIN
'XR' OR	EXISTING TO BE REMOVED
'XRL' OR	EXISTING TO BE RELOCATED
'XNL' OR	EXISTING SHOWN IN NEW LOCATION
CTX	CONNECT TO EXISTING
	POINT OF CONNECTION
	INDICATES CODED NOTE
ATD	AIR TRANSFER DUCT
E.A.	EXHAUST AIR
O.A.	OUTSIDE AIR
R.A.	RETURN AIR
S.A.	SUPPLY AIR
MVD	MANUAL VOLUME DAMPER
A.F.F.	ABOVE FINISHED FLOOR
NIC	NOT IN CONTRACT
T	THERMOSTAT
R	DUCT SMOKE DETECTOR REMOTE KEY TEST STATION WITH INDICATOR AND ALARM.
M	MOTORIZED DAMPER
EN	DUCT SMOKE DETECTOR TO SHUT DOWN UNIT UNDER ALARM. DETECTOR SHALL BE LOCATED, INSTALLED AND WIRED AS INDICATED ON FLOOR PLAN AND SPECIFICATIONS. ALL WIRING TO BE IN CONDUIT PER N.E.C.
FD	'UL' LISTED FIRE DAMPER
UC	UNDERCUT DOOR, REFER TO ARCHITECTURAL DRAWINGS
LD	LOUVER DOOR, REFER TO ARCHITECTURAL DRAWINGS

MECHANICAL GENERAL NOTES

A. SPRINKLER CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL TRADES. SPRINKLER CONTRACTOR SHALL OBTAIN SHEET METAL SHOP DRAWINGS AND DESIGN SPRINKLER SYSTEM (INCLUDING MODIFICATION OF EXISTING BRANCH PIPING AND MAINS) TO AVOID DUCTWORK CONFLICTS.

B. MECHANICAL CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING PROCESS AND FIELD VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL TAKE ALL INTERFERENCES INTO CONSIDERATION. PROVIDE ALL NECESSARY OFFSETS OR TRANSITIONS WITH EQUIVALENT AREAS TO MATCH DUCT SIZES AS INDICATED ON DRAWINGS.

C. CONTRACTOR SHALL BE FAMILIAR WITH OWNER'S STANDARDS, RULES AND REGULATIONS. ALL OWNER'S CRITERIA SHALL BE COMPLIED WITH AND INCLUDED IN THIS BID.

D. MAINTAIN ALL MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES FOR ALL EQUIPMENT.

E. ALL CEILING DIFFUSERS SHALL HAVE MANUAL VOLUME DAMPERS IN CORRESPONDING SUPPLY AIR RUNOUTS.

F. COORDINATE LOCATION OF ENERGY MANAGEMENT SYSTEM EQUIPMENT WITH OWNER PRIOR TO ROUGH-IN.

G.
H. ALL DUCTWORK SHALL BE INSTALLED TIGHT TO UNDERSIDE OF ROOF STRUCTURE OR AS HIGH AS POSSIBLE TO AVOID OBSTRUCTIONS.

I. HVAC DUCTWORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH ASHRAE AND LATEST SMACNA STANDARDS. PROVIDE TURNING VANES IN ALL ELBOWS.

J. ALL SUPPLY, RETURN AND EXHAUST BRANCH DUCTWORK SHALL HAVE MANUAL VOLUME DAMPERS IN CORRESPONDING RUNOUTS NEAR CONNECTION TO MAIN DUCT.

K. NO THERMOSTATS ARE TO BE LOCATED OVER HEAT PRODUCING EQUIPMENT.

L. SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SPRINKLER SYSTEM TO ACCOMMODATE NEW DUCTWORK, LIGHTING AND PARTITION LAYOUTS. REFER TO SPECIFICATIONS FOR DETAILS.

M. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, DOCUMENTS AND SERVICES RELATED TO INSTALLATION OF THE WORK.

N. CONTRACTOR SHALL PAINT INTERIOR OF ALL DUCTS VISIBLE FROM FLOOR FLAT BLACK.

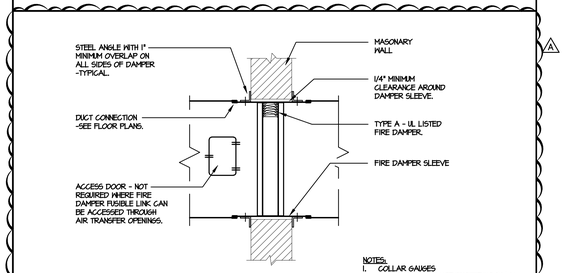
O. CONTRACTOR SHALL OBTAIN, BECOME FAMILIAR WITH AND COMPLY TO ROSS PROTOTYPE CRITERIA DOCUMENTS AND DRAWINGS.

P. CONTRACTOR SHALL COMPLETE AIR BALANCE OF SYSTEM AND LOCK AND SCREW SHEET METAL BALANCING DAMPERS IN POSITION PRIOR TO INSTALLATION OF HARD CEILINGS.

Q. ALL SUPPLY AND RETURN AIR DUCTWORK SHALL BE INSTALLED AS HIGH AS POSSIBLE.

R. DUCTWORK IS TO BE SEALED PER ROSS DESIGN CRITERIA 6.E.2.

S. EXISTING REFRIGERANT PIPING IS TO REMAIN AS IS.



FIRE DAMPER DETAIL

SCALE: NONE

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

2020 FLORIDA BUILDING CODE SECTION 107.2.1: MECHANICAL SCOPE OF THIS PROJECT IS TO SERVICE AND REPAIR ALL EXISTING SPLIT SYSTEM AIR HANDLING UNITS AND CONDENSING UNITS TO PROVIDE HEATING AND COOLING TO ALTERED COMMERCIAL SPACE. PROJECT DOCUMENTS AND WORK SHALL FOLLOW 2020 FBC - BUILDING, 2020 FBC - MECHANICAL, 2020 FBC - ENERGY CONSERVATION, 2020 FBC - EXISTING BUILDINGS AND ALL OTHER APPLICABLE STATE CODES, COUNTY CODES, LAWS, AND ORDINANCES. THE SCOPE OF THIS WORK FALLS UNDER ALTERATION LEVEL 2.

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Seal:

ROSS DRESS FOR LESS

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REVISIONS
BID/PERMIT 12-28-2022
ADDENDUM A 03-07-2023

SCALE
AS NOTED

PROJECT NO. 22.185.10

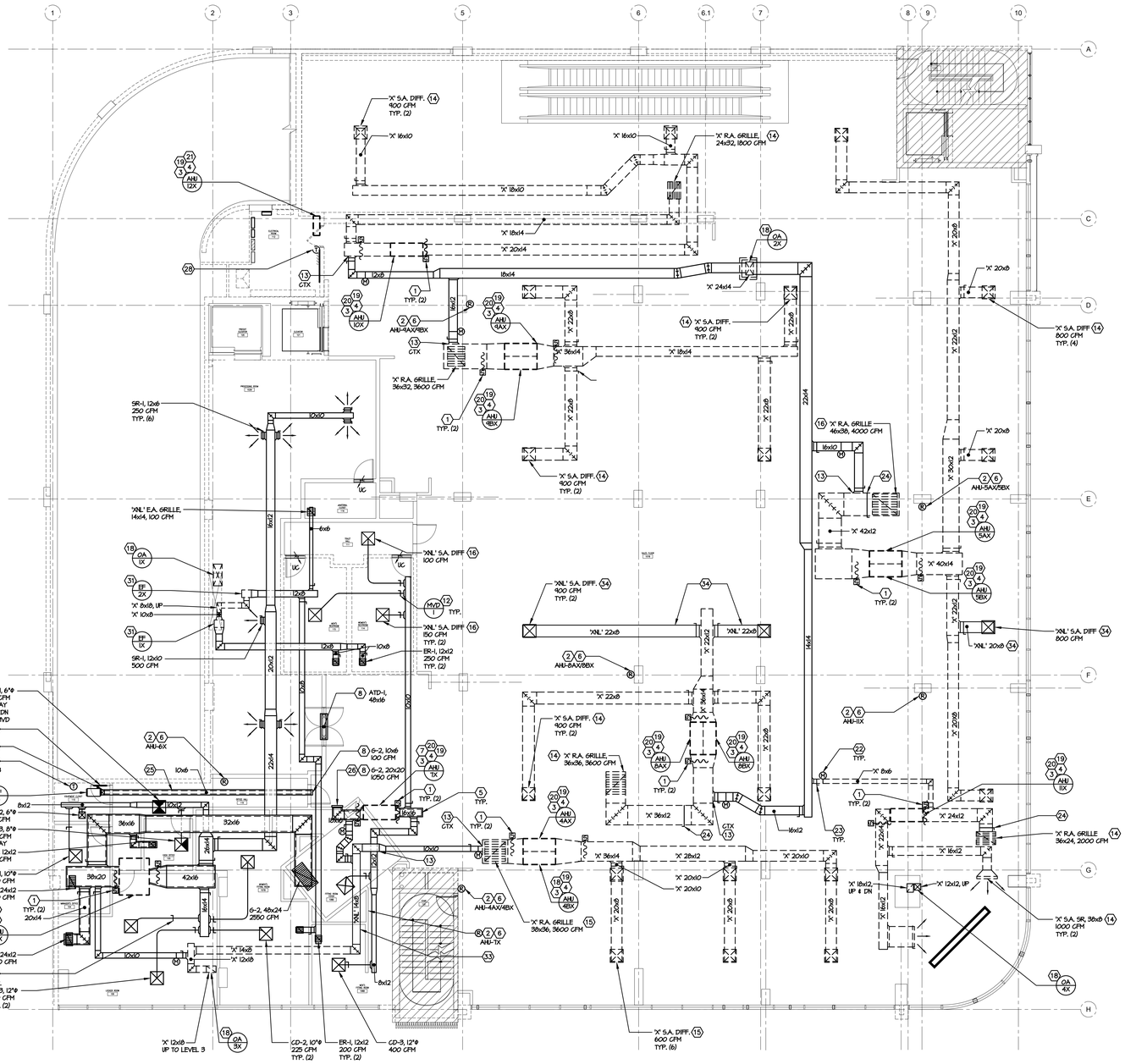
SHEET NUMBER
M1a

MECHANICAL FLOOR PLAN - LEVEL 1 | SCALE 1/8" = 1'-0" | 1

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

MECHANICAL CODED NOTES:

1. CONFIRM PRESENCE AND PROPER OPERATION OF EXISTING SMOKE DETECTORS SERVING EXISTING AIR HANDLER UNITS. M.C. TO PROVIDE ANY ADDITIONAL SMOKE DETECTORS NEEDED IN SUPPLY AND RETURN AIR SECTIONS OF UNIT. M.C. TO PROVIDE AND INSTALL REMOTE TEST STATION AS SHOWN ON PLAN.
2. PROVIDE WITH NEW SMOKE DETECTOR REMOTE KEY STATUS AND TEST STATION. MOUNT TOP OF SMOKE DETECTOR REMOTE KEY STATUS AND TEST STATIONS AT 48" A.F.F. ON SALES FLOOR AND 84" A.F.F. IN ALL OTHER AREAS. REFER TO DETAIL ON DRAWING M2. INDICATE DETECTOR SERVING EACH DEVICE. COORDINATE EXACT LOCATIONS WITH FIRE MARSHAL PRIOR TO ROUGH-IN. ALL WIRING SHALL BE IN CONDUIT PER N.E.C. DUCT SMOKE DETECTOR ACTIVATION WILL RESULT IN THE IMMEDIATE LOSS OF POWER TO THE AIR MOVING EQUIPMENT.
3. EXISTING AIR HANDLER UNIT TO REMAIN. PROVIDE ALL MODIFICATIONS AS REQUIRED TO EXISTING CONTROL BOARDS FOR CONTROL FROM NEW BUILDING MANAGEMENT SYSTEM. REMOVE ALL DIFFUSERS, DUCTWORK HANGERS, ETC., NOT SHOWN ON NEW WORK PLANS BACK TO DUCT DROPS FROM UNIT. REFER TO DEMOLITION PLANS FOR MORE INFORMATION. INSTALL ANY NEW DUCTWORK AS SHOWN.
4. BALANCE AHU SYSTEM TO CFM AS LISTED ON PLANS.
5. DASHED LINE ON SUPPLY AND RETURN DUCTWORK INDICATES 1" ACOUSTIC LINING. DUCT DIMENSIONS ARE EXTERIOR AND INCLUDE LINING - TYPICAL.
6. EMS SYSTEM DRAWINGS BY NEXREV BUILDING AUTOMATION SHALL DICTATE FINAL LOCATIONS OF ALL TEMPERATURE SENSORS. ALL WIRING SHALL BE IN CONDUIT PER N.E.C.
7. EXTEND NEW SUPPLY AND RETURN DUCTS FULL SIZE FROM UNIT AND TRANSITION TO SIZES INDICATED ON PLANS.
8. MOUNT BOTTOM OF GRILLE OR REGISTER ON WALL AS HIGH AS POSSIBLE NO LOWER THAN 12'-0" A.F.F. CONTRACTOR SHALL COORDINATE EXACT MOUNTING HEIGHT AND LOCATION WITH ROSS CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
9. TAG ALL MANUAL VOLUME DAMPERS FOR FUTURE IDENTIFICATION. TAG SHALL IDENTIFY SPACE SERVED - TYPICAL.
10. M.C. SHALL PROVIDE 24"x24" TITUS MODEL T-TOOL WHITE, STEEL, LOUVERED DOOR GRILLE WITH AUXILIARY FRAME IN DOOR. MOUNT BOTTOM OF DOOR GRILLE AT 14" A.F.F. COORDINATE WITH DOOR SHOP DRAWINGS.
11. M.C. SHALL PROVIDE 24"x12" TITUS MODEL T-TOOL WHITE, STEEL, LOUVERED DOOR GRILLE WITH AUXILIARY FRAME IN DOOR. MOUNT BOTTOM OF DOOR GRILLE AT 16" A.F.F. COORDINATE WITH DOOR SHOP DRAWINGS.
12. PROVIDE MVD/A CABLE OPERATED DAMPERS WHERE DAMPERS ARE LOCATED ABOVE INACCESSIBLE CEILING - TYPICAL.
13. CONNECT TO EXISTING DUCT AND EXTEND AS SHOWN. VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO START OF ANY WORK.
14. CLEAN EXISTING DIFFUSER, REGISTER OR GRILLE AND BALANCE TO CFM AS SHOWN ON PLANS.
15. INSTALL EXISTING S.A. DIFFUSER IN NEW LOCATION. CLEAN DIFFUSER AS REQUIRED. CONNECT DIFFUSER TO RELOCATED EXISTING DUCT. BALANCE TO CFM LISTED ON PLANS. CONTRACTOR TO VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO START OF ANY WORK.
16. INSTALL EXISTING S.A. DIFFUSER IN NEW LOCATION. CLEAN DIFFUSER AS REQUIRED. CONNECT DIFFUSER TO NEW DUCT. BALANCE TO CFM LISTED ON PLANS. CONTRACTOR TO VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO START OF ANY WORK.
17. KITCHEN VENTILATION DUCTS SERVING OTHER OCCUPANCIES TO REMAIN.
18. EXISTING OUTSIDE AIR RISER TO REMAIN.
19. MECHANICAL CONTRACTOR TO PROVIDE REFLECTIVE UNIT NUMBERS WITH SPECIFIC AHU UNIT NUMBER ON EACH UNIT.
20. LENNOX TO PERFORM ROUTINE SERVICE INSPECTION OF EXISTING EQUIPMENT TO BE REUSED FOR THIS PROJECT. SERVICE CONTROL SYSTEM AND INSTALL NEW FILTERS IN EACH UNIT. CONTRACTOR SHALL FIELD VERIFY REFRIGERANT CHARGE AND PROVIDE NEW CHARGE AS REQUIRED TO MEET MANUFACTURER'S SPECIFICATIONS. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. EQUIPMENT SHALL BE PLACED IN FULL OPERATION UPON COMPLETION OF PROJECT. PROVIDE SERVICE REPORT TO ARCHITECT UPON COMPLETION.
21. M.C. TO PERFORM ROUTINE SERVICE INSPECTION OF EXISTING EQUIPMENT TO BE REUSED FOR THIS PROJECT. SERVICE CONTROL SYSTEM AND INSTALL NEW FILTERS IN EACH UNIT. CONTRACTOR SHALL FIELD VERIFY REFRIGERANT CHARGE AND PROVIDE NEW CHARGE AS REQUIRED TO MEET MANUFACTURER'S SPECIFICATIONS. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. EQUIPMENT SHALL BE PLACED IN FULL OPERATION UPON COMPLETION OF PROJECT. PROVIDE SERVICE REPORT TO ARCHITECT UPON COMPLETION.
22. TWO-POSITION 120V MOTORIZED DAMPER RUSKIN MODEL CD-60. E.C. SHALL INTERLOCK WITH AHU SUPPLY AIR FAN.
23. MVD - TYPICAL. SET AND BALANCE TO OUTSIDE AIR AMOUNT LISTED IN SCHEDULE ON DRAWING M-2. PROVIDE NEW FAN FOR NEW DUCTWORK.
24. INSTALL NEW MVD IN EXISTING RETURN AIR DUCT FOR BALANCING PURPOSES.
25. DASHED LINE ON EXHAUST DUCTWORK INDICATES 1/2" ACOUSTIC LINING. DUCT DIMENSIONS ARE EXTERIOR AND INCLUDE LINING - TYPICAL.
26. TRANSITION FROM RECTANGULAR NECK ON RETURN AIR GRILLE TO RETURN DUCT SIZE AS INDICATED ON PLANS - TYPICAL.
27. MOUNT TOP OF THERMOSTAT FOR EF-3 ON WALL NEXT TO DOOR IN THE EQUIPMENT CLOSET AT 48" A.F.F. THERMOSTAT SHALL BE WIRED BY ELECTRICAL CONTRACTOR (REFER TO ELECTRICAL DRAWINGS FOR WIRING DIAGRAM). EF-3 TO BE CONTROLLED VIA EMS AND LINE VOLTAGE THERMOSTAT. ALL WIRING SHALL BE IN CONDUIT PER N.E.C.
28. EXISTING THERMOSTAT FOR AHU-12X IN ELECTRICAL ROOM TO REMAIN.
29. NEW EXHAUST AIR DUCT TO BE INSTALLED BELOW EXISTING OUTSIDE AIR INTAKE DUCT IN SHARED RECEIVING AREA/LOADING BAY. MOUNT DUCTWORK AS HIGH AS POSSIBLE A.F.F. AVOID ANY OTHER PIPING OR OTHER ELECTRICAL EQUIPMENT IN SHARED RECEIVING AREA AND EXIT TO SOUTH SIDE OF BUILDING AS SHOWN ON PLANS. EXHAUST TERMINATION POINT MUST BE 10'-0" AWAY FROM ANY OUTSIDE AIR INTAKE.
30. FLEXIBLE CONNECTION - TYPICAL.
31. M.C. TO PERFORM ROUTINE SERVICE INSPECTION OF EXISTING EXHAUST FANS TO BE REUSED FOR THIS PROJECT. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. EQUIPMENT SHALL BE PLACED IN FULL OPERATION UPON COMPLETION OF PROJECT. PROVIDE SERVICE REPORT TO ARCHITECT UPON COMPLETION.
32. SUPPORT EXHAUST FAN FROM STRUCTURE WITH VIBRATION ISOLATION HANGERS AND SUPPORT RODS. EXTEND AIR DUCT FROM EXHAUST FAN AS INDICATED ON PLANS.
33. INSTALL EXISTING O.A. DUCTWORK IN NEW LOCATION SHOWN ON PLANS. CONNECT TO NEW AND EXISTING DUCTWORK AS SHOWN ON PLANS.
34. INSTALL EXISTING S.A. DUCTWORK AND ATTACHED DIFFUSERS IN NEW LOCATION SHOWN IF NECESSARY TO AVOID NEW INTERIOR LIGHTING. IF NEW LIGHTING DOES NOT INTERFERE WITH EXISTING LOCATIONS, DUCTWORK AND DIFFUSERS DO NOT NEED TO BE RELOCATED. FIELD VERIFY.
35. FIRE DAMPER. SEE DRAWING M2 FOR SCHEDULE AND DRAWING M1A FOR DETAIL.
36. NEW WALL LOUVER WITH PLENUM - CONFIRM EXACT DIMENSIONS IN FIELD. PITCH PLENUM BASE TO EXTERIOR FOR POSITIVE DRAINAGE AND COAT WITH BITUMASTIC. SEE SCHEDULE ON DRAWING M2 AND DETAIL ON DRAWING M1B FOR MORE INFORMATION.

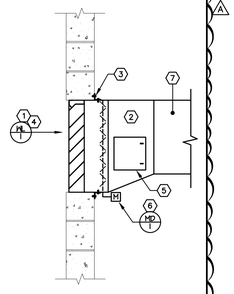


MECHANICAL LEGEND

'X' OR	EXISTING TO REMAIN
'XR' OR	EXISTING TO BE REMOVED
'XRL' OR	EXISTING TO BE RELOCATED
'XNL' OR	EXISTING SHOWN IN NEW LOCATION
CTX	CONNECT TO EXISTING
	POINT OF CONNECTION
	INDICATES CODED NOTE
ATD	AIR TRANSFER DUCT
E.A.	EXHAUST AIR
O.A.	OUTSIDE AIR
R.A.	RETURN AIR
S.A.	SUPPLY AIR
MVD	MANUAL VOLUME DAMPER
A.F.F.	ABOVE FINISHED FLOOR
NIC	NOT IN CONTRACT
T	THERMOSTAT
R	DUCT SMOKE DETECTOR REMOTE KEY TEST STATION WITH INDICATOR AND ALARM.
M	MOTORIZED DAMPER
D	DUCT SMOKE DETECTOR TO SHUT DOWN UNIT UNDER ALARM. DETECTOR SHALL BE LOCATED, INSTALLED AND WIRED AS INDICATED ON FLOOR PLAN AND SPECIFICATIONS. ALL WIRING TO BE IN CONDUIT PER N.E.C.
FD	'UL' LISTED FIRE DAMPER
UC	UNDERCUT DOOR, REFER TO ARCHITECTURAL DRAWINGS
LD	LOUVER DOOR, REFER TO ARCHITECTURAL DRAWINGS

CODED NOTES

1. WALL LOUVER WITH FRAME COMPATIBLE WITH WALL CONSTRUCTION. PROVIDE INTERIOR BIRD SCREEN, CAULK AND SEAL WEATHER TIGHT.
2. INSTALL PLENUM TO BACK OF LOUVER AND SEAL TO WALL. SEAL BASE SEAMS OF PLENUM WITH SILICONE WATERTIGHT AND PITCH TO EXTERIOR FOR DRAINAGE. INSULATE PLENUM AND DUCTWORK AS LISTED IN SPECIFICATIONS.
3. SHEET METAL ANGLE FRAME, SEAL TO WALL WITH SILICONE - TYPICAL.
4. REFER TO DRAWINGS FOR LOCATIONS AND ELEVATIONS OF ALL LOUVERS.
5. HINGED PLENUM ACCESS DOOR.
6. MOTORIZED, TWO POSITION, LOW LEAKAGE DAMPER (WHERE INDICATED ON PLAN).
7. EXTEND DUCTWORK AS INDICATED ON PLANS.



WALL LOUVER DETAIL

SCALE: NONE

MECHANICAL GENERAL NOTES

A. SPRINKLER CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL TRADES. SPRINKLER CONTRACTOR SHALL OBTAIN SHEET METAL SHOP DRAWINGS AND DESIGN SPRINKLER SYSTEM (INCLUDING MODIFICATION OF EXISTING BRANCH PIPING AND MAINS) TO AVOID DUCTWORK CONFLICTS.

B. MECHANICAL CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING PROCESS AND FIELD VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL TAKE ALL INTERFERENCES INTO CONSIDERATION. PROVIDE ALL NECESSARY OFFSETS OR TRANSITIONS WITH EQUIVALENT AREAS TO MATCH DUCT SIZES AS INDICATED ON DRAWINGS.

C. CONTRACTOR SHALL BE FAMILIAR WITH OWNER'S STANDARDS, RULES AND REGULATIONS. ALL OWNER'S CRITERIA SHALL BE COMPLIED WITH AND INCLUDED IN THIS BID.

D. MAINTAIN ALL MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES FOR ALL EQUIPMENT.

E. ALL CEILING DIFFUSERS SHALL HAVE MANUAL VOLUME DAMPERS IN CORRESPONDING SUPPLY AIR RUNOUTS.

F. COORDINATE LOCATION OF ENERGY MANAGEMENT SYSTEM EQUIPMENT WITH OWNER PRIOR TO ROUGH-IN.

G.

H. ALL DUCTWORK SHALL BE INSTALLED TIGHT TO UNDERSIDE OF ROOF STRUCTURE OR AS HIGH AS POSSIBLE TO AVOID OBSTRUCTIONS.

I. HVAC DUCTWORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH ASHRAE AND LATEST SMACNA STANDARDS. PROVIDE TURNING VANES IN ALL ELBOWS.

J. ALL SUPPLY, RETURN AND EXHAUST BRANCH DUCTWORK SHALL HAVE MANUAL VOLUME DAMPERS IN CORRESPONDING RUNOUTS NEAR CONNECTION TO MAIN DUCT.

K. NO THERMOSTATS ARE TO BE LOCATED OVER HEAT PRODUCING EQUIPMENT.

L. SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SPRINKLER SYSTEM TO ACCOMMODATE NEW DUCTWORK, LIGHTING AND PARTITION LAYOUTS. REFER TO SPECIFICATIONS FOR DETAILS.

M. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, DOCUMENTS AND SERVICES RELATED TO INSTALLATION OF THE WORK.

N. CONTRACTOR SHALL PAINT INTERIOR OF ALL DUCTS VISIBLE FROM FLOOR FLAT BLACK.

O. CONTRACTOR SHALL OBTAIN, BECOME FAMILIAR WITH AND COMPLY TO ROSS PROTOTYPE CRITERIA DOCUMENTS AND DRAWINGS.

P. CONTRACTOR SHALL COMPLETE AIR BALANCE OF SYSTEM AND LOCK AND SCREW SHEET METAL BALANCING DAMPERS IN POSITION PRIOR TO INSTALLATION OF HARD CEILINGS.

Q. ALL SUPPLY AND RETURN AIR DUCTWORK SHALL BE INSTALLED AS HIGH AS POSSIBLE.

R. DUCTWORK IS TO BE SEALED PER ROSS DESIGN CRITERIA 6.E.2.

S. EXISTING REFRIGERANT PIPING IS TO REMAIN AS IS.

N

MECHANICAL FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1' 0"

1

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

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Phone: 216-292-4696
Fax: 216-292-5874
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Florida Business #0005282

2020 FLORIDA BUILDING CODE SECTION 107.2.1: MECHANICAL SCOPE OF THIS PROJECT IS TO SERVICE AND REPAIR ALL EXISTING SPLIT SYSTEM AIR HANDLING UNITS AND CONDENSING UNITS TO PROVIDE HEATING AND COOLING TO ALTERED COMMERCIAL SPACE. PROJECT DOCUMENTS AND WORK SHALL FOLLOW 2020 FBC - BUILDING, 2020 FBC - MECHANICAL, 2020 FBC - ENERGY CONSERVATION, 2020 FBC - EXISTING BUILDINGS AND ALL OTHER APPLICABLE STATE CODES, COUNTY CODES, LAWS, AND ORDINANCES. THE SCOPE OF THIS WORK FALLS UNDER ALTERATION LEVEL 2.

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Seal:

ROSS DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

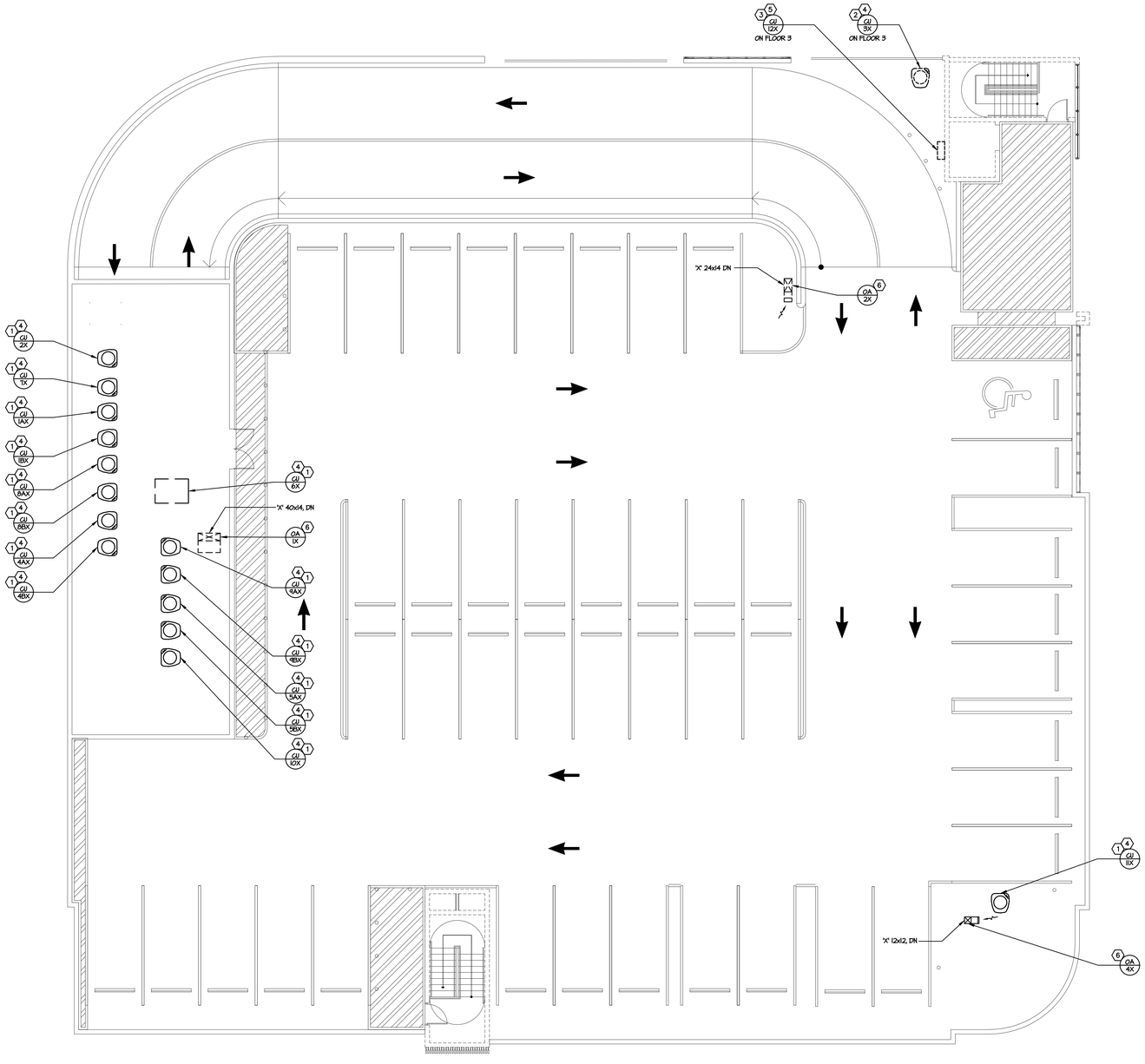
REVISIONS
BID/PERMIT 12-28-2022
ADDENDUM A 03-07-2023

SCALE AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER M1b

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED



WIND DATA

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EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

MECHANICAL CODED NOTES:

1. EXISTING LENNOX CONDENSING UNIT ON ROOF TO REMAIN. PROVIDE ALL MODIFICATIONS AS REQUIRED TO EXISTING CONTROL BOARDS FOR CONTROL FROM NEW BUILDING MANAGEMENT SYSTEM.
2. EXISTING LENNOX CONDENSING UNIT ON FLOOR 3 OF BUILDING TO REMAIN. PROVIDE ALL MODIFICATIONS AS REQUIRED TO EXISTING CONTROL BOARDS FOR CONTROL FROM NEW BUILDING MANAGEMENT SYSTEM.
3. EXISTING MITSUBISHI CONDENSING UNIT ON FLOOR 3 OF BUILDING TO REMAIN. PROVIDE ALL MODIFICATIONS AS REQUIRED TO EXISTING CONTROL BOARDS FOR CONTROL FROM NEW BUILDING MANAGEMENT SYSTEM.
4. LENNOX SHALL PERFORM ROUTINE SERVICE INSPECTION OF ALL EXISTING LENNOX HVAC CONDENSING UNITS TO BE REUSED FOR THIS PROJECT. SERVICE CONTROL SYSTEMS AND INSTALL NEW FILTERS IN EACH UNIT. CONTRACTOR SHALL FIELD VERIFY REFRIGERANT CHARGE AND PROVIDE NEW CHARGE AS REQUIRED TO MEET MANUFACTURER'S SPECIFICATIONS. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. EQUIPMENT SHALL BE PLACED IN FULL OPERATION UPON COMPLETION OF THE PROJECT.
5. M.C. SHALL PERFORM ROUTINE SERVICE INSPECTION OF MITSUBISHI HVAC CONDENSING UNIT TO BE REUSED FOR THIS PROJECT. SERVICE CONTROL SYSTEMS AND INSTALL NEW FILTER IN THE UNIT. CONTRACTOR SHALL FIELD VERIFY REFRIGERANT CHARGE AND PROVIDE NEW CHARGE AS REQUIRED TO MEET MANUFACTURER'S SPECIFICATIONS. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. EQUIPMENT SHALL BE PLACED IN FULL OPERATION UPON COMPLETION OF THE PROJECT.
6. EXISTING OUTSIDE AIR RISER AND GOOSENECK AT 1'-0" A.F.F. TO REMAIN ON ROOF. EXISTING OUTSIDE AIR INTAKE ON ROOF NOT TO BE MODIFIED. (A)

MECHANICAL LEGEND

'X' OR	EXISTING TO REMAIN
'XR' OR	EXISTING TO BE REMOVED
'XRL' OR	EXISTING TO BE RELOCATED
'XNL' OR	EXISTING SHOWN IN NEW LOCATION
GTX	CONNECT TO EXISTING
	POINT OF CONNECTION
	INDICATES CODED NOTE
ATD	AIR TRANSFER DUCT
E.A.	EXHAUST AIR
O.A.	OUTSIDE AIR
R.A.	RETURN AIR
S.A.	SUPPLY AIR
MVD	MANUAL VOLUME DAMPER
A.F.F.	ABOVE FINISHED FLOOR
NIC	NOT IN CONTRACT
T	THERMOSTAT
R	DUCT SMOKE DETECTOR REMOTE KEY TEST STATION WITH INDICATOR AND ALARM.
M	MOTORIZED DAMPER
DN	DUCT SMOKE DETECTOR TO SHUT DOWN UNIT UNDER ALARM. DETECTOR SHALL BE LOCATED, INSTALLED AND WIRED AS INDICATED ON FLOOR PLAN AND SPECIFICATIONS. ALL WIRING TO BE IN CONDUIT PER N.E.C.
FD	'UL' LISTED FIRE DAMPER
UC	UNDERCUT DOOR, REFER TO ARCHITECTURAL DRAWINGS
LD	LOUVER DOOR, REFER TO ARCHITECTURAL DRAWINGS

MECHANICAL GENERAL NOTES

A. SPRINKLER CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL TRADES. SPRINKLER CONTRACTOR SHALL OBTAIN SHEET METAL SHOP DRAWINGS AND DESIGN SPRINKLER SYSTEM (INCLUDING MODIFICATION OF EXISTING BRANCH PIPING AND MAINS) TO AVOID DUCTWORK CONFLICTS.

B. MECHANICAL CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING PROCESS AND FIELD VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL TAKE ALL INTERFERENCES INTO CONSIDERATION. PROVIDE ALL NECESSARY OFFSETS OR TRANSITIONS WITH EQUIVALENT AREAS TO MATCH DUCT SIZES AS INDICATED ON DRAWINGS.

C. CONTRACTOR SHALL BE FAMILIAR WITH OWNER'S STANDARDS, RULES AND REGULATIONS. ALL OWNER'S CRITERIA SHALL BE COMPLIED WITH AND INCLUDED IN THIS BID.

D. MAINTAIN ALL MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES FOR ALL EQUIPMENT.

E. ALL CEILING DIFFUSERS SHALL HAVE MANUAL VOLUME DAMPERS IN CORRESPONDING SUPPLY AIR RUNOUTS.

F. COORDINATE LOCATION OF ENERGY MANAGEMENT SYSTEM EQUIPMENT WITH OWNER PRIOR TO ROUGH-IN.

G. ALL DUCTWORK SHALL BE INSTALLED TIGHT TO UNDERSIDE OF ROOF STRUCTURE OR AS HIGH AS POSSIBLE TO AVOID OBSTRUCTIONS.

H. HVAC DUCTWORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH ASHRAE AND LATEST SMACNA STANDARDS. PROVIDE TURNING VANES IN ALL ELBOWS.

I. ALL SUPPLY, RETURN AND EXHAUST BRANCH DUCTWORK SHALL HAVE MANUAL VOLUME DAMPERS IN CORRESPONDING RUNOUTS NEAR CONNECTION TO MAIN DUCT.

J. NO THERMOSTATS ARE TO BE LOCATED OVER HEAT PRODUCING EQUIPMENT.

K. SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SPRINKLER SYSTEM TO ACCOMMODATE NEW DUCTWORK, LIGHTING AND PARTITION LAYOUTS. REFER TO SPECIFICATIONS FOR DETAILS.

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O. CONTRACTOR SHALL COMPLETE AIR BALANCE OF SYSTEM AND LOCK AND SCREW SHEET METAL BALANCING DAMPERS IN POSITION PRIOR TO INSTALLATION OF HARD CEILINGS.

P. ALL SUPPLY AND RETURN AIR DUCTWORK SHALL BE INSTALLED AS HIGH AS POSSIBLE.

Q. DUCTWORK IS TO BE SEALED PER ROSS DESIGN CRITERIA 6.E.2.

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Florida Business #0005282

2020 FLORIDA BUILDING CODE SECTION 107.2.1: MECHANICAL SCOPE OF THIS PROJECT IS TO SERVICE AND REPAIR ALL EXISTING SPLIT SYSTEM AIR HANDLING UNITS AND CONDENSING UNITS TO PROVIDE HEATING AND COOLING TO ALTERED COMMERCIAL SPACE. PROJECT DOCUMENTS AND WORK SHALL FOLLOW 2020 FBC - BUILDING, 2020 FBC - MECHANICAL, 2020 FBC - ENERGY CONSERVATION, 2020 FBC - EXISTING BUILDINGS AND ALL OTHER APPLICABLE STATE CODES, COUNTY CODES, LAWS, AND ORDINANCES. THE SCOPE OF THIS WORK FALLS UNDER ALTERATION LEVEL 2. (A)

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REVISIONS
BID/PERMIT 12-28-2022
ADDENDUM A 03-07-2023

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
M1c

MECHANICAL FLOOR PLAN - ROOF

SCALE 1/8" = 1' 0"

1

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

NOTES FOR ALL AIR TRANSFER DUCTS:

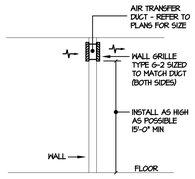
A. SEAL VOID BETWEEN WALL AND ALL DUCT PENETRATIONS AIRTIGHT.

B. ACOUSTIC LINE AIR TRANSFER DUCTS WITH 1/2" ACOUSTIC LINING. DUCT DIMENSIONS ARE EXTERIOR AND INCLUDE LINING.

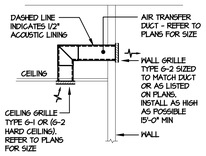
C. ALL GRILLES SHALL BE FURNISHED WITH FRAMES COMPATIBLE WITH WALL OR CEILING CONSTRUCTION.

D. REFER TO PLANS FOR GRILLE AND DUCT SIZES.

GRILLE	DUCT	CFM
12"x 12"	12"x 10"	350
24"x 12"	24"x 10" 30"x 8" 30"x 6"	700
24"x 24"	24"x 16"	1400
48"x 24"	48"x 16"	2800



ATD-1



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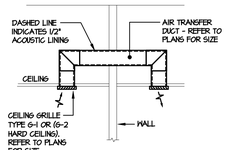
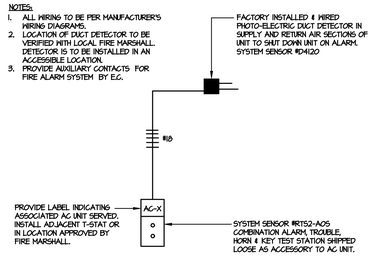


ATD-3

AIR TRANSFER DUCT DETAILS

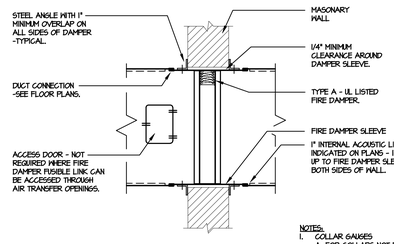
SCALE: NONE

NOTES:
1. ALL WIRING TO BE PER MANUFACTURER'S WIRING DIAGRAMS.
2. LOCATION OF DUCT DETECTOR TO BE VERIFIED WITH LOCAL FIRE MARSHALL. DETECTOR IS TO BE INSTALLED IN AN ACCESSIBLE LOCATION.
3. PROVIDE AUXILIARY CONTACTS FOR FIRE ALARM SYSTEM BY E.C.



DUCT SMOKE DETECTOR WIRING DIAGRAM

SCALE: NONE



VERTICAL MOUNTING

NOTES:
1. COLLAR GAUGES
   A. FOR COLLARS NOT EXCEEDING 36" H. OR 24" H.-26 GAUGE.
   B. FOR COLLARS EXCEEDING 36" H. OR 24" H.-24 GAUGE.
2. ATTACH ANGLES TO COLLAR WITH 1/4"-20 BOLTS & NUTS, 12" O.C. MAX. MINIMUM 2 BOLTS EACH SIDE, TOP & BOTTOM.
3. INSTALLATION SHALL CONFORM TO NFPA-90A.
4. PROVIDE ACCESS DOORS TO SERVICE FUSIBLE LINKS AS REQUIRED.

FIRE DAMPER DETAIL

SCALE: NONE

ELBOW WITH AIRFOIL TURNING VANES		ACOUSTIC LINED DUCT (SEE NOTE #1)	
BRANCH TAKE-OFF RECTANGULAR TO RECTANGULAR	45° MVD	BRANCH TAKE-OFF RECTANGULAR TO ROUND	60° MVD
BRANCH TAKE-OFF ROUND TO ROUND	MVD	SQUARE TO ROUND TRANSITION FITTING	30°
PROPORTIONAL SPLIT		FLEXIBLE DUCT	BRANCH DUCT TO DIFFUSER MAX LENGTH = 48"
MANUAL VOLUME DAMPER (MVD)		NOTE: DASHED LINE INDICATES 1" INTERIOR ACOUSTIC LINING UNLESS OTHERWISE NOTED. DUCT SIZE IS EXTERIOR AND INCLUDES LINING.	

TYPICAL DUCT TAKE-OFF DETAIL

SCALE: NONE

EXISTING CONDENSING UNITS												
MARK	SERVICE	MAKE	MODEL	NOMINAL TONS	SAT. SUCTION LINE (IN)	AMB TEMP	SEER	REFRIG.	MCA / MOCP	ELECTRICAL	REMARKS
CU / 1AX, 1BX	FIRST FLOOR SALES AND VESTIBULE	LENNOX	TSA060S4N	5.0	1-1/8	95	14.0	R-410A	10.7 / 15	460 / 3 / 60	1
CU / 2X	FIRST FLOOR SALES	LENNOX	14ACX-048	4.0	7/8	95	14.3	R-410A	26.7 / 45	208 / 1 / 60	1
CU / 3X	FIRST FLOOR SALES	LENNOX	14ACXS024	2.0	7/8	95	14.5	R-410A	15.0 / 25	208 / 1 / 60	1
CU / 4AX, 4BX	SECOND FLOOR SALES	LENNOX	TSA060S4N	5.0	1-1/8	95	14.0	R-410A	10.7 / 15	460 / 3 / 60	1
CU / 5AX, 5BX	SECOND FLOOR SALES	LENNOX	TSA060S4N	5.0	1-1/8	95	14.0	R-410A	10.7 / 15	460 / 3 / 60	1
CU / 6X	SECOND FLOOR SALES	LENNOX	TSA120S4D	10.0	2-7/8	95	--	R-410A	24 / 40	460 / 3 / 60	1
CU / 7X	SECOND FLOOR SALES	LENNOX	14ACX-036	3.0	3/4	95	14.5	R-410A	18.6 / 30	208 / 1 / 60	1
CU / 8AX, 8BX	SECOND FLOOR SALES	LENNOX	TSA060S4N	5.0	1-1/8	95	14.0	R-410A	10.7 / 15	460 / 3 / 60	1
CU / 9AX, 9BX	SECOND FLOOR SALES	LENNOX	TSA060S4N	5.0	1-1/8	95	14.0	R-410A	10.7 / 15	460 / 3 / 60	1
CU / 10X	SECOND FLOOR SALES	LENNOX	14ACX-048	4.0	7/8	95	14.3	R-410A	26.7 / 45	208 / 1 / 60	1
CU / 11X	ATRIUM	LENNOX	14ACX-060	5.0	1-1/8	95	14.0	R-410A	34.8 / 60	208 / 1 / 60	1
CU / 12X	ELECTRICAL ROOM	MITSUBISHI	PUY-A36NKA7	3.0	5/8	95	15.1	R-410A	--	208 / 1 / 60	2

NOTES:

EXISTING CONDENSING UNITS IN SPACE. DESIGN CONDITIONS SHOWN FOR REFERENCE ONLY.

1. LENNOX TO PERFORM ROUTINE SERVICE INSPECTION. SERVICE CONTROL SYSTEMS AND INSTALL NEW FILTERS IN EACH UNIT. CONTRACTOR SHALL FIELD VERIFY REFRIGERANT CHARGE AND PROVIDE NEW CHARGE AS REQUIRED TO MEET MANUFACTURER'S SPECIFICATIONS. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. PROVIDE REPORT TO ARCHITECT UPON COMPLETION.
2. M.C. TO PERFORM ROUTINE SERVICE INSPECTION. SERVICE CONTROL SYSTEMS AND INSTALL NEW FILTERS IN EACH UNIT. CONTRACTOR SHALL FIELD VERIFY REFRIGERANT CHARGE AND PROVIDE NEW CHARGE AS REQUIRED TO MEET MANUFACTURER'S SPECIFICATIONS. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. PROVIDE REPORT TO ARCHITECT UPON COMPLETION.

EXISTING AIR HANDLING UNITS															
MARK	SERVICE	LOCATION	MAKE	MODEL	TYPE	S.A. CFM	O.A. CFM	ELECTRIC DUCT HEATER INSIDE OF UNIT CAPACITY (MBH)	STAGES	ELECTRICAL	MATCHING CONDENSING UNIT	ESP INCHES	BLOWER MOTOR HP/AMP	ELECTRICAL	REMARKS
AHU / 1AX, 1BX	FIRST FLOOR SALES AND VESTIBULE	FIRST FLOOR SALES	LENNOX	CBX32M-060	HORIZONTAL	3600	565	34.1	1	460/3/60	CU / 1AX, 1BX	0.30	0.50/--	460 / 3 / 60	1,2,4
AHU / 2X	FIRST FLOOR SALES	FIRST FLOOR SALES	LENNOX	CBX32M-048	HORIZONTAL	1600	250	25.6	1	208/1/60	CU / 2X	0.35	0.33/--	208 / 1 / 60	2
AHU / 3X	FIRST FLOOR SALES	FIRST FLOOR SALES	LENNOX	CBX32M-018/024	HORIZONTAL	750	110	15.3	1	208/1/60	CU / 3X	0.25	0.20/--	208 / 1 / 60	2
AHU / 4AX, 4BX	SECOND FLOOR SALES	SAME	LENNOX	CBX32M-060	HORIZONTAL	3600	475	34.1	1	460/3/60	CU / 4AX, 4BX	0.30	0.50/--	460 / 3 / 60	1,2,4
AHU / 5AX, 5BX	SECOND FLOOR SALES	SAME	LENNOX	CBX32M-060	HORIZONTAL	4000	925	34.1	1	460/3/60	CU / 5AX, 5BX	0.20	0.50/--	460 / 3 / 60	1,2,4
AHU / 6X	SECOND FLOOR SALES	SAME/ PROCESSING	LENNOX	TAA120S4D	HORIZONTAL	4000	475	47.0	1	460/3/60	CU / 6X	0.50	2.0/--	460 / 3 / 60	2
AHU / 7X	SECOND FLOOR SALES	RESTROOMS/ FITTING ROOMS	LENNOX	CBX32M-036	HORIZONTAL	1050	100	17.0	1	208/1/60	CU / 7X	0.30	0.33/--	208 / 1 / 60	2
AHU / 8AX, 8BX	SECOND FLOOR SALES	SAME	LENNOX	CBX32M-060	HORIZONTAL	3600	1100	34.1	1	460/3/60	CU / 8AX, 8BX	0.30	0.50/--	460 / 3 / 60	1,2,4
AHU / 9AX, 9BX	SECOND FLOOR SALES	SAME	LENNOX	CBX32M-060	HORIZONTAL	3600	1150	34.1	1	460/3/60	CU / 9AX, 9BX	0.30	0.50/--	460 / 3 / 60	1,2,4
AHU / 10X	SECOND FLOOR SALES	SAME	LENNOX	CBX32M-048	HORIZONTAL	1800	450	25.6	1	208/1/60	CU / 10X	0.30	0.33/--	208 / 1 / 60	2
AHU / 11X	ATRIUM	SECOND FLOOR SALES	LENNOX	CBX32M-060	HORIZONTAL	2000	125	25.6	1	208/1/60	CU / 11X	0.30	0.50/--	208 / 1 / 60	2
AHU / 12X	ELECTRICAL ROOM	SAME	MITSUBISHI	PKA-A36KA7	DUCTLESS	887	0	COOLING ONLY	--	---	CU / 12X	--	--/0.76A	208 / 1 / 60	3

NOTES:

EXISTING AIR HANDLING UNITS IN SPACE

1. SUPPLY AIR CFM AND OUTSIDE AIR CFM ARE FOR COMBINED A AND B UNIT.
2. LENNOX TO PERFORM ROUTINE SERVICE INSPECTION ON EQUIPMENT NOTED FOR REUSE. SERVICE CONTROL SYSTEMS AND INSTALL NEW FILTERS IN EACH UNIT. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. PROVIDE REPORT TO ARCHITECT UPON COMPLETION.
3. M.C. TO PERFORM ROUTINE SERVICE INSPECTION ON EQUIPMENT NOTED FOR REUSE. SERVICE CONTROL SYSTEMS AND INSTALL NEW FILTERS IN EACH UNIT. SUBMIT SERVICE REPORT INDICATING CONDITION OF UNIT AND REPORT ANY COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO REPAIR ALL ITEMS INDICATED. PROVIDE REPORT TO ARCHITECT UPON COMPLETION.
4. ELECTRIC DUCT HEATERS ARE IN BOTH A AND B UNIT.

HVAC DESIGN REQUIREMENTS (CODE OF MIAMI-DADE COUNTY, FLORIDA – CHAPTER 8, SECTION8-10)	YES	NO
DUCT SMOKE DETECTORS	X	
FIRE DAMPER(S)	X	
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURES	X	
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

EXISTING EXHAUST AND VENTILATION FANS														
MARK	SERVICE	MAKE	MODEL	TYPE	LOCATION	DRIVE	CFM	EXT. STAT	RPM	HP	ELECTRICAL	SONES	ACCESSORIES	CONTROLS
EF / 1X	RESTROOMS	GREENHECK	CSP-A710	INLINE	2ND FLOOR	DIRECT	500	0.375"	1080	1 / 4	120 / 1 / 60	2.6	1, 2	A
EF / 2X	FITTING ROOMS/ JANITOR	GREENHECK	CSP-A710	INLINE	2ND FLOOR	DIRECT	300	0.375"	1080	1 / 4	120 / 1 / 60	2.0	2	A
EF / 3	EQUIPMENT	GREENHECK	CSP-A200	CEILING	2ND FLOOR	DIRECT	100	.375"	825	121 WATTS	120 / 1 / 60	1.3	3	A,B
EF / 4	TRASH	GREENHECK	CSP-A1050-VG	CEILING	1ST FLOOR	DIRECT	800	.375"	1082	148 WATTS	120 / 1 / 60	1.2	3	A

NOTE: NEW FANS CAN BE EQUIVALENT BY ACME, COOK, OR PENN.

ACCESSORIES:
1. EXISTING RESTROOM EXHAUST FAN WILL NEED ALL NEW CONTROLS TO MATCH ROSS STANDARDS.
2. EXISTING EXHAUST FANS TO REMAIN. EXTEND DUCTWORK AS SHOWN ON DRAWING M-1b.
3. N.F. DISCONNECT SWITCH, ALUMINUM CEILING GRILLE, GRAVITY BACKDRAFT DAMPER, FLEXIBLE DUCT CONNECTION, VIBRATION ISOLATION HANGERS, & VARIABLE SPEED SWITCH MOUNTED WITHIN FAN HOUSING FOR BALANCING. SWITCH SHALL BE ACCESSIBLE THROUGH REMOVABLE CEILING GRILLE ACCESSORY.

CONTROLS:
A. CONTROLLED VIA EMS (REFER TO ELECTRICAL DRAWINGS FOR WIRING DIAGRAM).
B. CONTROLLED VIA LINE VOLTAGE THERMOSTAT (REFER TO ELECTRICAL DRAWINGS FOR WIRING DIAGRAM).

NEW GRILLES AND DIFFUSERS								
MARK	MAKE	MODEL	DESCRIPTION	FINISH	MATERIAL	FRAME	DAMPER	REMARKS
CD / 1	TITUS	PCS	PERF. DIFFUSER WITH PATTERN CONTROL	WHITE	STEEL	24" x 24" LAY-IN	YES	ROUND NECK
CD / 2	TITUS	TDC	4 WAY THROW FIXED BLADE SUPPLY DIFFUSER	WHITE	STEEL	SURFACE	YES	ROUND NECK, 18X18 FULL FACE DIFFUSER
CD / 3	ACCUTHERM	TF-HC	SELF-CONTAINED VAV TERMINAL AND TERMOSTAT DIFFUSER	WHITE	STEEL	TO MATCH CLG CONSTRUCTION	YES	ROUND NECK. ROOMS: FITTING ROOM FOYER, MEN'S FITTING ROOM, LOCKER ROOM, CASH OFFICE.
G / 1	TITUS	PAR	PERFORATED RETURN GRILLE	WHITE	STEEL	LAY-IN	NO	
G / 2	TITUS	30RL	HEAVY DUTY BAR GRILLE	WHITE	STEEL	TO MATCH CLG OR WALL CONSTRUCTION	NO	
SR / 1	TITUS	300RS	DOUBLE DEFLECTION WALL REGISTER	WHITE	STEEL	SURFACE	YES	

NOTE: NO SUBSTITUTIONS PERMITTED FOR GRILLES AND DIFFUSERS, UNLESS OTHERWISE NOTED.

REMARKS: APPLY TO ALL DEVICES UNLESS SPECIFICALLY NOTED OTHERWISE.

A. SUBMITTALS MUST IDENTIFY DIFFUSER LOCATION BY ROOM NUMBER, TYPE, AND CEILING CONSTRUCTION.
B. ALL FRAME TYPES SHALL BE COMPATIBLE WITH ADJACENT CONSTRUCTION. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS.

LOUVERS AND DAMPERS						
MARK	MAKE	MODEL	DESCRIPTION	FINISH	REMARKS	NOTE
FD	GREENHECK	DFD-150 (B) RECT.	UL 1-1/2 HR DYNAMIC DAMPER	---	W/ BLADES OUT OF AIRSTREAM, INTEGRAL WALL SLEEVE WITH RETAINING ANGLES	1
WL - 1	GREENHECK	ESD-635	6" DEEP WALL LOUVER	ANODIZE FINISH	ALUMINUM MATERIAL	2

NOTE: EQUIVALENT DAMPERS BY RUSKIN, POTTORFF, AIR BALANCE OR TAMCO.

1. UL555 DYNAMIC FIRE DAMPER ASSEMBLY RATED FOR HORIZONTAL / VERTICAL MOUNT 2000 FPM MAX VELOCITY / 4.0" MAX PRESSURE WITH FACTORY WALL / FLOOR SLEEVE. PROVIDE DUCT & WALL OR CEILING ACCESS DOOR AT ALL FIRE DAMPERS.
2. COMPLETE WITH HEAD, JAMB, EXTENDED SILL, INTERIOR ALUMINUM BIRD SCREEN AND DRAINABLE BLADE WITH SIDE GUTTER. FRAMES TO BE COMPATIBLE WITH WALL CONSTRUCTION. COLOR AS SELECTED BY ARCHITECT.

EXISTING GRILLES AND DIFFUSERS						
MARK	MAKE	MODEL	DESCRIPTION	FINISH	MATERIAL	REMARKS
S.A. DIFF.	TITUS	TMS-AA	SUPPLY AIR DIFFUSER	WHITE	ALUMINUM	1,3
R.A. GRILLE	TITUS	365RL	RETURN AIR GRILLE	WHITE	ALUMINUM	2
E.A. GRILLE	TITUS	50F	EXHAUST AIR GRILLE	WHITE	ALUMINUM	2
O.A.L.	GREENHECK	ESD635X	OUTDOOR AIR INTAKE LOUVER	--	ALUMINUM	--

REMARKS:

1. EXISTING BUTTERFLY DAMPER TITUS AG-85, REPLACE IF NEEDED.
2. EXISTING OPPOSITE BLADE DAMPER TITUS AG-15-AA. REPLACE IF NEEDED.
3. 24x24 MODULE NECK SIZE PER PLAN.

MECHANICAL VENTILATION (OUTSIDE AIR) SCHEDULE

APPROPRIATE CODE: 2015 INTERNATIONAL MECHANICAL CODE

ROOM NAME	ROOM AREA (ft2)		CLASSIFICATION	OUTDOOR AIR									Multiple Zone System							
				CALCULATED		# OF PEOPLE	CFM/PERSON	CFM/ft2	CFM1	CFM2	REQUIRED	ZONE AIR DIST.	ZONE O.A.	PRIMARY	PRIMARY O.A.	SYSTEM	OCCUPANT	UNCORRECTED	O.A.	DESIGN	SYSTEM
	GROSS	NET (Az)		PEOPLE PER 1000 ft2 (Net Area)	NO. OF OCCUP. (Pz)	IN AREA (Ps)	PER TABLE (Table 403.3) (Rp)	(Ro) (Table 403.3) (Net Area)	(Rp*Pz)	(Ra*Az)	O.A. (Vbz= RpPz+RaAz)	EFFECTIVENESS Ez (Table 403.3.1.2)	RATE (Voz= Vbz/Ez)	AIRFLOW (Vpz)	FRACTION (Voz/Vpz)	VENTILATION EFFICIENCY (Ev) (Table 403.3.2.3.2)	DIVERSITY (D=Ps/Pz)	O.A. INTAKE (Vou=D(RpPz) +RaAz)	FLOW RATE (Vot=Vou/Ev)	O.A. (CFM)	
1st FLOOR SALES	3603	3603	Sales	15	55	55	7.5	0.12	413	432	845	0.8	1057	8175	0.13						AHU / 1X,2X,3X
1st FLOOR VESTIBULE	248	248	Sales	15	4	4	7.5	0.12	30	30	60	0.8	75	800	0.09						
								Total:	443	463				Max Zp:	0.13	1	1	906	906	925	
2nd FLOOR SALES	12361	12361	Sales	15	186	186	7.5	0.12	1395	1483	2879	0.8	3599	14810					3599	3600	AHU / 4X,5X,8X,9X
1st FLOOR SALES	1484	1484	Sales	15	23	23	7.5	0.12	173	178	351	0.8	439	1645					439	450	AHU / 10X
SE 2nd FLOOR SALES	390	390	Sales	15	6	6	7.5	0.12	45	47	92	0.8	115	2000					115	125	AHU / 11X
MANAGER	109	109	Office space	5	1	1	5	0.06	5	7	12	0.8	15	400	0.04						
EQUIPMENT	51	51	Storage rooms	0	0	0	0	0.12	0	6	7	0.8	9	50	0.18						
CASH	60	60	Office space	5	1	1	5	0.06	5	4	9	0.8	12	150	0.08						
OFFICE HALL	176	176	Corridors	0	0	0	0	0.06	0	11	11	0.8	14	100	0.14						
LOCKER	440	440	Break rooms	25	11	11	5	0.06	55	26	82	0.8	103	500	0.21						
PROCESSING	2069	2069	Shipping/Receiving	2	5	5	10	0.12	50	248	299	0.8	374	2000	0.19						
								Total:	115	302				Max Zp:	0.21	0.9	1	417	464	475	AHU / 6X
FITTING FOYER	156	156	Sales	15	3	3	7.5	0.12	23	19	42	0.8	53	150	0.35						
TOILET HALL	106	106	Corridors	0	0	0	0	0.06	0	6	7	0.8	9	50	0.18						
								Total:	23	26				Max Zp:	0.35	0.8	1	49	62	100	AHU / 7X

MECHANICAL VENTILATION SCHEDULE

ROOM NAME	ROOM AREA (ft2)	CLASSIFICATION	CFM / FIXTURE	NO. OF FIXTURES	REQUIRED EXHAUST	DESIGN EXHAUST
MEN FITTING	179	FITTING ROOM	0.25 CFM/SQ FT	--	45	50
WOMEN FITTING	425	FITTING ROOM	0.25 CFM/SQ FT	--	107	150
MEN	166	TOILET	70 CFM/FIXTURE	3	210	250
WOMEN	163	TOILET	70 CFM/FIXTURE	3	210	250

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

McHenry & Associates Incorporated
Mc&A
Consulting Engineers est. 1960
25001 Emery Road, Suite #200
Warrensville Heights, Ohio 44128
Phone: 216-292-4696
Fax: 216-292-5874
Email: mail@mchenryassociates.com
Florida Business #0005282

2020 FLORIDA BUILDING CODE SECTION 107.2.1: MECHANICAL SCOPE OF THIS PROJECT IS TO SERVICE AND REPAIR ALL EXISTING SPLIT SYSTEM AIR HANDLING UNITS AND CONDENSING UNITS TO PROVIDE HEATING AND COOLING TO ALTERED COMMERCIAL SPACE. PROJECT DOCUMENTS AND WORK SHALL FOLLOW 2020 FBC - BUILDING, 2020 FBC - MECHANICAL, 2020 FBC - ENERGY CONSERVATION, AND ALL OTHER APPLICABLE STATE CODES, COUNTY CODES, LAWS, AND ORDINANCES.

A

mg
mcgarchitecture.com

Seal:

2025 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022
ADDENDUM A 03-07-2023

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
M2

N

MECHANICAL SCHEDULES AND DETAILS

SCALE: NONE

1

MCG ARCHITECTS 2022
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Mar 06, 2023 - 15:20:21 DWG Name: C:\Jobs\2023\MCG\Revit\Sent for Final - Revisions\13944 Miami Beach (Sunset Harbour) FLID\working\M2-Addendum\13944-1_M2.dwg Updated By: mheinrich

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A

mcgarchitecture.com

Seal:

ROSS DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

	ITEM MUST APPEAR ON PLANS?	**HVAC DESIGN CRITERIA & CHECKLIST** USE, REVIEW & COMPLETION IS MANDATORY FOR ALL ROSS PROJECTS. CONTACT ROSS WITH ANY QUESTIONS.	SIGN-OFF REQUIRED FOR SUBMITTAL	SIGN-OFF REQUIRED FOR SUBMITTAL	SIGN-OFF REQUIRED FOR DESIGN ACCEPETANCE
1		**OUTSIDE AIR DESIGN**	Architect	Engineer	Reviewer
1.A		SUMMER DRY BULB AND WET BULB TEMPERATURES: 1% ASHRAE DESIGN	MCG	MCH	
1.B		WINTER DRY BULB TEMPERATURE: 99% ASHRAE DESIGN	MCG	MCH	
			MCG	MCH	
2		**ROOM DESIGN** (NOT WITHSTANDING ANY OTHER CRITERIA THE HVAC SYSTEM IS TO BE DESIGNED AND CONSTRUCTED TO MAINTAIN THESE TEMPERATURES)	Architect	Engineer	Reviewer
			MCG	MCH	
2.A		SUMMER: 74 °F DRY BULB TEMPERATURE AND 50% RELATIVE HUMIDITY	MCG	MCH	
2.B		WINTER: 70 °F DRY BULB TEMPERATURES.	MCG	MCH	
			MCG	MCH	
3		**PEOPLE DESIGN**			
3.A		**QUANTITY**	Architect	Engineer	Reviewer
3.A.1		RETAIL SALES AREA, ENTRY: 75 SQ. FT./PERSON	MCG	MCH	
3.A.2		RETAIL SALES AREA, GENERAL: 125 SQ. FT./PERSON	MCG	MCH	
3.A.3		FITTING ROOM, WOMEN'S: 35 SQ. FT./PERSON	MCG	MCH	
3.A.4		FITTING ROOM, MEN'S: 75 SQ. FT./PERSON	MCG	MCH	
3.A.5		FITTING ROOM, FOYER: 50 SQ. FT./PERSON	MCG	MCH	
3.A.6		LOCKER ROOM: 50 SQ. FT./PERSON	MCG	MCH	
3.A.7		OFFICE: 75 SQ. FT./PERSON (BUT NLT 3 PERSONS)	MCG	MCH	
3.A.8		CORRIDOR: 200 SQ. FT./PERSON	MCG	MCH	
3.A.9		TOILETS: 150 SQ. FT./PERSON	MCG	MCH	
3.A.10		PROCESSING ROOM: 250 SQ. FT./PERSON	MCG	MCH	
3.A.11		CASH ROOM: 150 SQ.FT./PERSON (BUT NLT 1 PERSON)	MCG	MCH	
3.B		**HEAT GAIN**	Architect	Engineer	Reviewer
3.B.1		SENSIBLE HEAT: 240 BTUH/PERSON	MCG	MCH	
3.B.2		LATENT: 210 BTUH/PERSON	MCG	MCH	
4		**VENTILATION DESIGN**			
4.A		OUTSIDE AIR	Architect	Engineer	Reviewer
4.A.1		15 CFM/PERSON MIN PER ASHRAE RECOMMENDATION OR AS REQUIRED BY APPLICABLE LOCAL CODES.	MCG	MCH	
4.B		**INFILTRATION**	Architect	Engineer	Reviewer
4.B.1		RETAIL SALES AREA, ENTRY: 300 CFM / 3 FT. DOOR.	MCG	MCH	
4.B.2		PROCESSING ROOM: 800 CFM FOR OVERHEAD LOADING DOCK DOOR USE BETWEEN 8-10AM (COOLING/HEATING LOAD ESTIMATE)	MCG	MCH	
4.C		**EXHAUST SYSTEMS**	Architect	Engineer	Reviewer
4.C.1		MECHANICAL EXHAUST: LOCKER ROOM, TOILETS, JANITOR, AND EQUIPMENT CLOSET AT 6 AIR CHANGES PER HOUR.	MCG	MCH	
4.C.2		MECHANICAL EXHAUST (SEE SECTION 6.C.5) OR GRAVITY VENTILATOR: ELECTRICAL ROOM.	MCG	MCH	
5		**ELECTRICAL DESIGN LOADS**			
5.A		**LIGHTS:**	Architect	Engineer	Reviewer
5.A.1		USE ACTUAL LIGHTING DESIGN.	MCG	MCH	
5.A.2		LIGHTING GUIDELINE FOR USE IF ACTUAL DESIGN IS UNAVAILABLE AS FOLLOWS:			
5.A.2.A		RETAIL SALES AREA, GENERAL: 1.3 WATT/SQ.FT.	MCG	MCH	
5.A.2.B		RETAIL SALES AREA, VALANCE: 12 WATT/LINEAR FT. ON PERIMETER WALLS	MCG	MCH	
5.A.2.C		DRESSING ROOM, WOMEN'S: 3.25 WATT/SQ. FT.	MCG	MCH	
5.A.2.D		DRESSING ROOM, MEN'S: 3.00 WATT/SQ. FT.	MCG	MCH	
5.A.2.E		DRESSING ROOM, FOYER: 1.50 WATT/SQ. FT.	MCG	MCH	
5.A.2.F		LOCKER ROOM, OFFICE, CASH, PROCESSING ROOM, TOILETS: 1.80 W/SQ. FT.	MCG	MCH	
5.A.2.G		CORRIDOR: 1.00 WATT/SQ. FT.			
5.B		**ELECTRICAL OUTLETS (EQUIPMENT LOAD)**	Architect	Engineer	Reviewer
5.B.1		MANAGER OFFICE: 1000 WATTS	MCG	MCH	
5.B.2		CASH: 250 WATTS	MCG	MCH	
5.B.3		LOCKER ROOM: 1000 WATTS	MCG	MCH	
5.B.4		EQUIPMENT CLOSET: 1000 WATTS	MCG	MCH	

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6		**HVAC SYSTEM DESIGN**	Architect	Engineer	Reviewer
6.A		ZONING IS MANDATORY PER PROTOTYPICAL HVAC DESIGN LAYOUT PLAN			
6.A.1		AC-1 PROCESSING ROOM, ONLY.	MCG	MCH	
6.A.1.A		AC-1: CONTROL TEMPERATURE SENSOR SHALL BE LOCATED ABOVE THE DOOR @+93° AFF.	MCG	MCH	
6.A.2		AC-2 OFFICES, RESTROOMS AND REAR RETAIL SALES.	MCG	MCH	
6.A.2.A.		AC-2 UNIT CONTROL TEMPERATURE SENSOR TO BE LOCATED IN THE MANAGER OFFICE +54" AFF AND A MONITORING ONLY SENSOR IN THE CASH OFFICE.	MCG	MCH	
6.A.2.B		AC-2 THE LOCKER/BREAKROOM & CASH OFFICE SHALL HAVE TEMPERATURE CONTROL SUB-ZONES PROVIDED BY SELF CONTAINED VAV CHANGEOVER TYPE CONTROLLED CEILING SUPPLY DIFFUSERS "THERMAFUSER TYPE TF-HC.	MCG	MCH	
6.A.2.C		AC-2 DO NOT PROVIDE RETURN AIR FROM THE LOCKER ROOM.	MCG	MCH	
6.A.3		AC-3 RETAIL SALES FLOOR EXTERIOR/PERIMETER WALL AREA, LEFT SIDE AS VIEWED FROM STORE ENTRY.	MCG	MCH	
6.A.4		AC-4: MEN'S AND WOMEN'S FITTING ROOMS, FOYER, REAR RETAIL SALES FLOOR AT FOYER ENTRY.	MCG	MCH	
6.A.4.A.		AC-4 UNIT CONTROL TEMPERATURE SENSORS SHALL BE LOCATED WITHIN THE WOMEN'S FITTING ROOM CORRIDOR @+93° AFF.	MCG	MCH	
6.A.4.B		AC-4 THE FOYER AND MEN'S FITTING ROOM SHALL HAVE TEMPERATURE CONTROL SUB-ZONES PROVIDED BY SELF CONTAINED VAV CHANGEOVER TYPE CONTROLLED CEILING SUPPLY DIFFUSERS "THERMAFUSER TYPE TF-HC.	MCG	MCH	
6.A.5		AC-5: RETAIL SALES FLOOR INTERIOR AREA.	MCG	MCH	
6.A.6		AC-6: RETAIL SALES FLOOR INTERIOR AREA. RIGHT SIDE AS VIEWED FROM STORE ENTRY.	MCG	MCH	
6.A.7		AC-7: RETAIL SALES FLOOR ENTRY AREA, WIDTH OF ENTRY GLASS.	MCG	MCH	
6.A.8		REMODEL & TAKEOVER PROJECTS SHALL HAVE EQUIVALENT TEMPERATURE CONTROL ZONES, NUMBERED AND SIZED ACCORDING TO THE PROTOTYPICAL ZONES DESCRIBED.	MCG	MCH	
6.B	**Y**	**AIR CONDITIONING UNIT**			
6.B.1	Y	**NATIONAL ACCOUNT INFORMATION**	Architect	Engineer	Reviewer
6.B.1.A	Y	ROSS DRESS FOR LESS HAS A NATIONAL ACCOUNT AGREEMENT WITH LENNOX INDUSTRIES TO SUPPLY HVAC PRODUCTS FOR ALL LOCATIONS. NO SUBSTITUTIONS WITHOUT SPECIAL CONDITIONS AND THE APPROVAL OF ROSS' V.P. OF CONSTRUCTION.	MCG	MCH	
6.B.1.B	Y	LENNOX INDUSTRIES INC. SHALL BE PROVIDED WITH THE UNIT SPECIFICATIONS AND SCHEDULE BY THE G.C. PRIOR TO BID DATE FOR PRODUCTION SCHEDULING AND FOR PREPARATION OF THEIR QUOTATION TO BIDDERS.	MCG	MCH	
6.B.1.C	Y	HVAC CONTRACTORS ARE DIRECTED TO CALL ADRIAN SOSA, LENNOX NATIONAL ACCOUNT REPRESENTATIVE FOR EQUIPMENT INFORMATION SEE CONTACT LIST SHEET A0.0	MCG	MCH	
6.B.1.D	Y	EQUIPMENT WARRANTY – LENNOX INDUSTRIES SHALL PROVIDE A NON-PRORATED WARRANTY OF 5 YEARS FOR THE COMPRESSORS AND 10 YEARS FOR THE HEAT EXCHANGERS.	MCG	MCH	
6.B.2	Y	**TYPE**	Architect	Engineer	Reviewer
6.B.2.A	Y	FURNISH AND INSTALL LENNOX "ENERGENCE" SERIES HIGH EFFICIENCY, PACKAGED ROOF MOUNTED, GAS HEATING, ELECTRIC COOLING UNITS WITH TYPE R410-A REFRIGERANT.	MCG	MCH	
6.B.2.B	Y	USE OF ELECTRIC HEATING OR HEAT PUMPS REQUIRES SPECIAL CONDITIONS AND THE APPROVAL OF ROSS' V.P. OF CONSTRUCTION.	MCG	MCH	
6.B.2.B	Y	VERTICAL (DOWN-FLOW) TYPE UNITS ARE STANDARD.	MCG	MCH	
6.B.3	Y	**FACTORY OR FIELD INSTALLED ITEMS**	Architect	Engineer	Reviewer
6.B.3.A	Y	LENNOX TO SUPPLY FACTORY INSTALLED AND FACTORY TESTED BACNET ENABLED PRODIGY BOARDS FOR ALL NEW UNITS. EMS SUBCONTRACTOR TO SUPPLY NEW COMPATIBLE EMS CONTROLS ON EXISTING UNITS (WHERE APPROVED FOR REUSE) MECH'L SUBCONTRACTOR TO PROVIDE CONVENTIONAL THERMOSTAT INTERFACE IN EXISTING UNITS FOR EMS CONTROLS.	MCG	MCH	

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6.B.3.B	Y	ECONOMIZERS TO BE GEAR DRIVEN AND FACTORY INSTALLED ON ALL UNITS 5-TONS AND ABOVE. GLOBAL ENTHALPY CONTROLS ARE TO BE USED FOR THE CONTROL OPTION ON THE ECONOMIZER. ECONOMIZER TO BE SUPPLIED WITH OUTDOOR AIR HOOD, TWO CLEANABLE ALUMINUM MESH FRESH AIR FILTERS TO BE FURNISHED BY LENNOX.	MCG	MCH	
6.B.3.C	Y	25% OUTSIDE AIR INTAKE HOODS WITH BALANCE DAMPER AND BIRD SCREEN SHALL BE FACTORY INSTALLED ON UNITS WITHOUT AN ECONOMIZER.	MCG	MCH	
6.B.3.D	Y	POWER EXHAUST FANS SHALL BE FACTORY INSTALLED ON 6-TON AND LARGER UNITS WITH AN ECONOMIZER HAVING A HIGH (GREATER THAN 0.25" SP) DESIGN RETURN AIR PRESSURE LOSS.	MCG	MCH	
6.B.3.E	Y	SUPPLY AND RETURN SMOKE DETECTORS TO BE PROVIDED AND FACTORY INSTALLED BY LENNOX. IF LOCAL CODE REQUIREMENTS DO NOT ALLOW FACTORY INSTALLATION, LENNOX WILL PROVIDE SMOKE DETECTORS TO BE FIELD INSTALLED BY THE HVAC CONTRACTOR AND ELECTRICAL CONTRACTOR SHALL FIELD WIRE DETECTORS TO UNIT AS NECESSARY.	MCG	MCH	
6.B.3.F	Y	HACR CIRCUIT BREAKERS TO BE FACTORY INSTALLED AND FACTORY WIRED BY LENNOX ON ALL UNITS ABOVE 12.5-TONS. UNITS 12.5-TONS AND BELOW WILL BE SUPPLIED WITH NON-FUSED SERVICE DISCONNECT FACTORY INSTALLED AND FACTORY WIRED.	MCG	MCH	
6.B.3.G	Y	SERVICE OUTLETS: LENNOX TO FACTORY INSTALL A DUAL 120-VOLT GFCI TYPE SERVICE OUTLET. WIRING TO THE OUTLET SHALL BE FIELD PROVIDED BY ELECTRICAL CONTRACTOR ON SITE.	MCG	MCH	
6.B.3.H	Y	CURBS: USE ONLY LENNOX STANDARD CURBS, TO BE SUPPLIED BY LENNOX. ADAPTOR CURBS ARE EXCEPTIONS AND SHOULD BE APPROVED BY THE ROSS CONSTRUCTION REPRESENTATIVE.	MCG	MCH	
6.B.3.I	Y	ROOFTOP HVAC UNITS SHALL BE SUPPLIED WITH LENNOX COASTAL PACKAGE (TECHNICOAT) WHEN SITE IS LOCATED WITHIN 6 MILES OF THE COAST OR FURTHER IF IN A CORROSIVE ENVIRONMENT. BOTH THE EVAPORATOR AND CONDENSER COILS SHALL BE COATED. SYSTEM SUPPLY, RETURN & EXHAUST AIR OUTLETS ARE TO BE ALUMINUM WHEN COASTAL PACKAGE IS INSTALLED.	MCG	MCH	
6.B.4		**SIZE**	Architect	Engineer	Reviewer
6.B.4.A		UNITS SHALL BE SELECTED BASED UPON CLOSEST SIZE THAT SHALL PROVIDE THE CALCULATED CAPACITY (TONS/CFM) AT AN ENTERING CONDENSER AIR TEMPERATURE 5 DEC. F HIGHER THAN THE ASHRAE 1% DESIGN OUTDOOR AIR TEMPERATURE. ALL UNITS SPECIFIED MUST MEET OR EXCEED ASHRAE 90.1 1999 MINIMUM REQUIREMENTS	MCG	MCH	
6.B.4.B		ACTUAL COOLING AND HEATING LOAD CALCULATIONS MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE ROSS STORES ASSIGNED CONSTRUCTION REPRESENTATIVE WITH THE 100% DESIGN SUBMITTAL (SEE 6.D.2).	MCG	MCH	
6.B.4.C		SIZING GUIDELINES HAVE BEEN CHECKED AGAINST THOSE PROVIDED ON; CHART 1 FOR AC-1 (ALWAYS DESIGNATED FOR PROCESSING ROOM) CHART 2 FOR AC-3 THRU 6 (REFER TO M-1 FOR DESIGNATIONS) CHART 3 FOR AC-7 (ALWAYS DESIGNATED FOR STORE ENTRY)	MCG	MCH	
6.B.4.D		THE SQ. FT./TON SIZING DATA SHOWN IN TABLE 1 HAS BEEN BASED ON THE FOLLOWING CRITERIA, WHICH THE BUILDING DESIGN MUST MEET:	MCG	MCH	
6.B.4.D.1		GLASS R-0.67 FACTOR	MCG	MCH	
6.B.4.D.2		WALL EXISTING – REFER TO ARCHITECTURAL DRAWINGS	MCG	MCH	
6.B.4.D.3		ROOF EXISTING – REFER TO ARCHITECTURAL DRAWINGS	MCG	MCH	
6.B.4.D.4		PEOPLE LOAD: PER SECTION 3	MCG	MCH	
6.B.4.D.5		LIGHTING LOAD: PER SECTION 5A.	MCG	MCH	
6.B.4.D.6		ELECTRICAL CONVENIENCE OUTLET LOAD: PER SECTION 5B.	MCG	MCH	
6.B.4.D.7		VENTILATION: PER SECTION 4.	MCG	MCH	
6.B.4.D.8		SAFETY FACTOR: 10%	MCG	MCH	
6.B.4.E		LENNOX WILL NOT RELEASE UNIT ORDERS UNTIL ROSS CRITERIA CONDITIONS ARE SUBSTANTIALLY MET.			

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6.C	**Y**	**EXHAUST FANS**	Architect	Engineer	Reviewer
6.C.1	**Y**	BELT DRIVEN CENTRIFUGAL ROOF EXHAUSTER (ACME, GREENHECK OR EQUIVALENT).	MCG	MCH	
6.C.2	Y	COMPLETE WITH CURB, BACKDRAFT DAMPER AND DISCONNECT SWITCH.	MCG	MCH	
6.C.3	Y	FAN SOUND RATING SHALL BE 3 SONES OR LESS.	MCG	MCH	
6.C.4	Y	RESTROOMS, FITTING ROOMS & JANITOR CLOSET EXHAUST FAN (EF-1) SHALL BE CONTROLLED BY THE ENERGY MANAGEMENT SYSTEM. LOCKER ROOM & EQUIPMENT CLOSET EXHAUST FAN (EF-2) SHALL BE CONTROLLED BY THE ENERGY MANAGEMENT SYSTEM & A LINE VOLTAGE THERMOSTAT IN PARALLEL (SEE DET 7/SHT E1). LOCATE THERMOSTAT IN THE EQUIPMENT CLOSET @+48" AFF AT SIDE WALL ON HINGE SIDE OF DOOR. ELECTRICAL ROOM EXHAUST FAN (EF-3) SHALL BE CONTROLLED BY A LINE VOLTAGE THERMOSTATE LOCATED IN THE ELECTRICAL ROOM AT @+48" AFF NEXT TO DOOR. CLEARLY SPECIFY THAT THE LINE VOLTAGE THERMOSTATS SHALL BE PROVIDED & INSTALLED BY THE MECHANICAL CONTRACTOR; WIRED BY THE ELECTRICAL CONTRACTOR.	MCG	MCH	
6.D		**HVAC SYSTEM PLANS**	Architect	Engineer	Reviewer
6.D.1		PLANS SHALL BE COMPLETE INCLUDING THE FOLLOWING:	MCG	MCH	
6.D.1.A	Y	A/C UNITS SCHEDULES	MCG	MCH	
6.D.1.B	Y	EXHAUST FANS	MCG	MCH	
6.D.1.C	Y	SMOKE DETECTORS	MCG	MCH	
6.D.1.D	Y	DUCT HEATERS (IF APPLICABLE)	MCG	MCH	
6.D.1.E	Y	OUTLET TYPES AND SIZES	MCG	MCH	
6.D.1.F	Y	DUCTWORK TYPE AND SIZE	MCG	MCH	
6.D.1.G	Y	INSULATION TYPE AND "U" FACTOR	MCG	MCH	
6.D.1.H	Y	BALANCE DAMPERS, FIRE DAMPERS, TURNING VANES, EXTRACTORS, ACCESS DOORS/PANELS AND OTHER ACCESSORY SHEET METAL ITEMS	MCG	MCH	
6.D.1.I	Y	GAS PIPING TYPE AND SIZE	MCG	MCH	
6.D.1.J	Y	CONDENSATE DRAIN PIPING TYPE AND SIZE	MCG	MCH	
6.D.1.K		COMPLETE LOAD CALCULATIONS	MCG	MCH	
6.D.2		PLAN REVIEW: THE COMPLETE (100%) PLAN SET, PLUS LOAD CALCULATIONS FOR EACH UNIT MUST BE SUBMITTED FOR REVIEW TO:	MCG	MCH	
6.D.2.A		THE ASSIGNED ROSS CONSTRUCTION REPRESENTATIVE	MCG	MCH	
6.D.2.B		THE ROSS ENGINEERING CONSULTANTS: NEXREV BUILDING AUTOMATION, ATTN: ENGINEERING DEPARTMENT 601 DEVELOPMENT DR., PLANO, TX – 75074 PHONE (972) 578-0505, EMAIL: ROSS@NEXREV.COM	MCG	MCH	
6.D.2.C		THE UNIT MANUFACTURER: LENNOX INDUSTRIES, INC: ATTENTION ADRIAN SOSA, LENNOX NATIONAL ACCOUNTS FOR ROSS STORES, SEE CONTACT LIST ON A0.0.	MCG	MCH	
6.D.3		AS BUILT DRAWINGS: A FULLY UPDATED AS-BUILT AUTOCAD MECHANICAL SET SHALL BE PROVIDED TO ROSS STORES, INC. AT CONSTRUCTION TURNOVER AND AS REQUIRED FOR FINAL ACCEPTANCE UNDER LEASE.	MCG	MCH	
6.E		**DUCTWORK DESIGN**	Architect	Engineer	Reviewer
6.E.1		SIZING: SUPPLY AT 0.10"/100', RETURN AT 0.08"/100' AND BRANCH CONNECTIONS TO OUTLETS AT 800 FPM (MAX).	MCG	MCH	
6.E.2	Y	ALL DUCTWORK SHALL BE GALVANIZED STEEL WITH TRANSVERSE DUCT JOINTS SEALED WITH 4" WIDE HARDCAST TAPE. DUCT TAPE IS NOT ACCEPTABLE. FIBERGLASS FLEXIBLE DUCTS WITH LINER MAY BE USED FOR BRANCH DUCT CONNECTIONS TO OUTLETS WITH 10 FT. MAXIMUM LENGTH.	MCG	MCH	
6.E.3	Y	ALL BRANCH DUCT CONNECTIONS TO OUTLETS SHALL INCLUDE A MANUAL BALANCE DAMPER WITH LOCKING QUADRANT LOCATED AT THE BRANCH DUCT CONNECTION TO THE HEADER DUCT.	MCG	MCH	

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6.E.4	Y	DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS.	MCG	MCH	
6.E.5	Y	UNLESS A HIGHER LEVEL IS REQUIRED BY CODE, DUCTWORK INSULATION SHALL BE 2" THICK ONE POUND DENSITY FIBERGLASS INSULATION WITH A VAPOR BARRIER JACKET. SUPPLY AND RETURN DUCTS WITHIN 15' OF HVAC UNITS SHALL HAVE 1" INTERIOR ACOUSTIC INSULATION.	MCG	MCH	
6.F		**AIR DISTRIBUTION DESIGN**			
6.F.1		SUPPLY AIR	Architect	Engineer	Reviewer
6.F.1.A		OUTLETS WITHIN LARGE AREAS SHALL BE LIMITED TO BOTH 1200 SQ. FT. AREA SERVED, AND 800 CFM CAPACITY (THE MOST RESTRICTIVE TO GOVERN.)	MCG	MCH	
6.F.1.B	Y	OUTLETS SHALL BE STEEL WITH A WHITE FINISH (PAINT VISIBLE INTERIOR FLAT BLACK). WHEN COASTAL PACKAGE IS REQUIRED TO BE INSTALLED OUTLETS ARE TO BE OF ALUMINUM WITH A WHITE FINISH RATHER THAN STEEL.	MCG	MCH	
6.F.1.C	Y	OUTLET OBD DAMPERS ARE NOT REQUIRED WHEN A BRANCH DUCT BALANCE DAMPER IS PROVIDED	MCG	MCH	
6.F.1.D	Y	OUTLET TYPES SHALL BE THE FOLLOWING (NO EXCEPTIONS)	Architect	Engineer	Reviewer
6.F.1.D.1	Y	T- BAR CEILING: TITUS PCS	MCG	MCH	
6.F.1.D.2	Y	HARD CEILING: TITUS TDC	MCG	MCH	
6.F.1.D.3	Y	SIDE WALL: TITUS 272 RS (NOT PERMITTED ON SALES FLOOR)	MCG	MCH	
6.F.1.D.4	Y	LOCKER ROOM, MENS FITTING, FITTING FOYER, AND CASH OFFICE: ACUTHERM THERMA-FUSER TYPE TF-HC	MCG	MCH	
6.F.1.D.5	Y	PROCESSING ROOM: TITUS TMRA MOUNTED 3" BELOW LIGHTS	MCG	MCH	
6.F.1.E	Y	OUTLET SIZE SHALL BE SELECTED AT A MAXIMUM NC OF 35 OR LESS AND A MAXIMUM NECK VELOCITY OF 800 FPM OR LESS.	MCG	MCH	
6.F.1.F	Y	OUTLET DISTRIBUTION PATTERN AND SELECTED FOR A MAXIMUM TERMINAL VELOCITY OF 100 FPM OR LESS.	MCG	MCH	
6.F.1.G	Y	THE LOCATION AND DISTRIBUTION PATTERN FOR SUPPLY DIFFUSERS INSTALLED IN "HARD" CEILING ROOMS SHALL BE SELECTED TO PROVIDE CONTINUOUS FLOW BETWEEN THE SURFACE MOUNTED LIGHTING FIXTURES.	MCG	MCH	
6.F.1.H	Y	SUPPLY AIR CFM SHALL BE BALANCED WITH RETURN AIR CFM. OUTSIDE AIR CFM MUST BE INDICATED SEPARATE TO THE SUPPLY AIR CFM ON THE HVAC EQUIPMENT SCHEDULE.	MCG	MCH	
			MCG	MCH	
6.F.1.I	Y	MANAGER OFFICE SUPPLY AIR SHALL NOT BE LESS THAN 300 CFM	MCG	MCH	
6.F.2		**RETURN & EXHAUST AIR**	Architect	Engineer	Reviewer
6.F.2.A	Y	THE RETURN AIR SYSTEM SHALL BE COMPLETELY DUCTED. RETURN AIR CEILING PLENUMS ARE NOT ACCEPTABLE.	MCG	MCH	
6.F.2.B	Y	OUTLETS SHALL BE STEEL WITH WHITE FINISH. WHEN COASTAL PACKAGE IS INSTALLED OUTLETS ARE TO BE MADE OF ALUMINUM NOT STEEL.	MCG	MCH	
6.F.2.C	Y	OUTLET OBD DAMPERS ARE NOT REQUIRED WHEN A BRANCH DUCT BALANCE DAMPER IS PROVIDED.	MCG	MCH	
6.F.2.D	Y	OUTLET TYPES SHALL BE AS FOLLOWS:	Architect	Engineer	Reviewer
6.F.2.D.1	Y	T-BAR CEILING: TITUS PAR	MCG	MCH	
6.F.2.D.2	Y	HARD CEILING: TITUS 30 RL	MCG	MCH	
6.F.2.D.3	Y	SIDE WALL: TITUS 30 RL	MCG	MCH	
6.F.2.E	Y	OUTLET SIZE SHALL BE SELECTED AT A MAXIMUM NECK VELOCITY OF 600 FPM AND A MAXIMUM FACE VELOCITY OF 400 FPM OR LESS.	MCG	MCH	
6.F.2.F	Y	LOCKER ROOM: SHOW EXHAUST ONLY, NO RETURN AIR.	MCG	MCH	
7	**Y**	**ADDITIONAL REQUIREMENTS**			
7.A	Y	COORDINATION	Architect	Engineer	Reviewer
7.A.1	Y	THE MECHANICAL CONTRACTOR SHALL PROVIDE SERVICES FOR THE EMS CONTRACTOR AS SPECIFIED IN THE EMS NOTES, SHEET E2.0, DETAIL 1, NOTE B. THIS DOCUMENT IS ESSENTIAL.	MCG	MCH	

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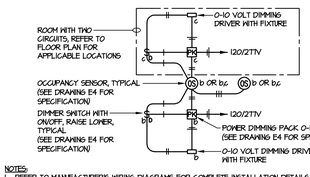
7.A.2	Y	AIR CONDITIONING UNIT MANUFACTURER: LENNOX INDUSTRIES, INC.	MCG	MCH	
7.A.2.A	Y	MECHANICAL CONTRACTOR SHALL PROVIDE AN EQUIPMENT OPERATIONAL CHECK AFTER THE HVAC INSTALLATION AND STARTUP IS COMPLETED PER MANUFACTURER INSTRUCTIONS. LENNOX AUTHORIZED PERSONNEL SHALL THEN INSPECT THE EQUIPMENT INSTALLATION AND THE SYSTEM OPERATION. EOC DOCUMENTATION SHALL BE PROVIDED TO THE ROSS CONSTRUCTION REPRESENTATIVE.	MCG	MCH	
7.A.2.B	Y	LENNOX NATIONAL ACCOUNTS WILL PROMPT THE COMMUNICATION FOR AN EOC, WHICH WILL BE SCHEDULED IN COORDINATION WITH THE MECHANICAL CONTRACTOR.	MCG	MCH	
7.A.2.C	Y	PRIOR TO SCHEDULING THE EOC, THE HVAC SUBCONTRACTOR SHALL VERIFY THAT THE SHIPPING BLOCKS HAVE BEEN REMOVED, ALL OF THE AIR CONDITIONING UNITS ARE OPERATIONAL, DUCTWORK, GAS PIPING, CONDENSATE PIPING, POWER WIRING AND CONTROL WIRING HAVE BEEN INSTALLED.	MCG	MCH	
7.A.2.D	Y	THE HVAC SUBCONTRACTOR SHALL PROVIDE AT THEIR COST A QUALIFIED SERVICE TECHNICIAN TO BE PRESENT DURING THE EQUIPMENT OPERATION CHECK.	MCG	MCH	
7.A.2.E	Y	LENNOX INDUSTRIES, INC. SHALL PROVIDE A WRITTEN COPY OF THE EOC REPORT TO THE ASSIGNED ROSS CONSTRUCTION REP. THE HVAC SUBCONTRACTOR PRESENT AT THE CHECK, AND NEXREV.	MCG	MCH	
7.A.2.F	Y	ANY AND ALL DEFECTS IN THE AIR CONDITIONING UNITS, INSTALLATION AND SYSTEM OPERATION SHALL BE CORRECTED BY THE HVAC SUBCONTRACTOR WITHIN 30 DAYS AFTER THE DISTRIBUTION OF THE EOC REPORT. FAILURE TO IDENTIFY A DEFECT DURING THE EOC DOES NOT RELIEVE THE LANDLORD AND THE HVAC SUB-CONTRACTOR OF THE RESPONSIBILITY TO CORRECT SUBSEQUENTLY IDENTIFIED DEFECTS.	MCG	MCH	
7.A.3	Y	ALL EQUIPMENT, INSTALLATION, DESIGN AND OPERATION DEFECTS DISCOVERED DURING THE INSTALLATION, CHECK, BALANCE AND OPERATION OF THE HVAC SYSTEM THAT REQUIRE A CHANGE IN THE DESIGN AND SPECIFICATION OF THE HVAC SYSTEM OR ITS COMPONENTS MUST BE PROPERLY INCORPORATED BY CHANGE ORDER IN THE PROJECT CONSTRUCTION DOCUMENTS AND THAT CHANGE-ORDER REVIEWED AND APPROVED BY BOTH THE LANDLORD AND THE ROSS CONSTRUCTION REPRESENTATIVE.	MCG	MCH	
7.B	Y	**AIR BALANCING**			
7.B.1	Y	**QUALIFICATIONS**	Architect	Engineer	Reviewer
7.B.1.A	Y	THE AIR BALANC



NOTES:
1. REFER TO MANUFACTURER'S WIRING DIAGRAMS FOR COMPLETE INSTALLATION DETAILS AND WIRE TYPES. CONTROL DIAGRAM SHOWN IS FOR REFERENCE ONLY.
2. ALL OCCUPANCY SENSORS SHALL BE INSTALLED A MINIMUM OF 4' FROM SUPPLY DIFFUSERS. COORDINATE ALL LOCATIONS WITH MECHANICAL CONTRACTOR, PRIOR TO ROUGH-IN.

OCCUPANCY SENSOR LIGHTING CONTROL DIAGRAM

SCALE: NONE | 2

LIGHTING CONTROLS:
ALL AREAS WITH MANUAL SWITCHES, OCCUPANCY SENSORS, AND THE SALES AREA ARE CONTROLLED BY THE ENERGY MANAGEMENT SYSTEM WITH AUTOMATIC CONTROLS AND TIME CLOCK.

DEMOLITION NOTES:

'XRH' = INDICATES EXISTING FIXTURE TO BE REWORKED. REWIRE AS INDICATED.

GENERAL DEMOLITION NOTES:

A. THIS CONTRACTOR SHALL PERFORM ALL DEMOLITION OF EXISTING ELECTRICAL SYSTEMS AS INDICATED ON ELECTRICAL AND ARCHITECTURAL PLANS OR NECESSARY FOR THE PROJECT. REMOVE FROM SITE AND PROPERLY DISPOSE OF ALL MATERIAL AND DEBRIS FROM THIS WORK.

B. DEMOLITION DRAWINGS ARE GENERAL IN NATURE SHOWING THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE QUANTITY OF LIGHT FIXTURES, OUTLETS, ETC. REMOVE ALL EQUIPMENT AND DEVICES NO LONGER REQUIRED FOR FINISHED CONSTRUCTION. ALL EXISTING LIGHTS, CONDUIT, WIRE AND DEVICES IN PROJECT AREAS SHALL BE REMOVED AND DISPOSED OF. REMOVE CIRCUITS BEYOND NEW SURFACES. REMOVE ALL EXISTING WIRE FROM CONDUIT BACK TO POINT OF COMMON USE OR TO PANELS. LABEL EXISTING CIRCUIT BREAKERS "SPARE" IF NOT REUSED FOR NEW WORK.

C. DISCONNECT EXISTING EQUIPMENT IN BUILDING THAT IS TO BE REMOVED UNDER OTHER SECTIONS. REMOVE DATA AND PHONE CABLING SYSTEM AS DIRECTED BY OWNER. NO CABLES SHALL BE REMOVED OR CUT WITHOUT APPROVAL FROM OWNER. ANY EXISTING CABLES TO REMAIN SHALL BE SUPPORTED FROM STRUCTURE BEFORE CEILING REMOVAL.

D. PATCH ALL SURFACES TO MATCH SURROUNDING FOR DEVICES TO BE REMOVED FROM EXISTING WALLS TO BE MAINTAINED. EXISTING ROUGH-IN BOXES IN WALL TO REMAIN MAY BE REUSED IF CODE COMPLYING AND APPROVED FOR LOCATION BY ARCHITECT.

E. THE OWNER RESERVES THE RIGHT OF SALVAGE FOR ALL EXISTING ELECTRICAL EQUIPMENT PRIOR TO DEMOLITION, THE CONTRACTOR SHALL REVIEW ALL MATERIALS AND DELIVER TO THE OWNER THOSE REQUIRED IN THEIR EXISTING CONDITION. ALL OTHER MATERIAL SHALL BE REMOVED BY THIS CONTRACTOR.

F. ALL CIRCUITS WHICH ARE REQUIRED TO REMAIN ACTIVE SHALL BE MAINTAINED OR REWORKED AS REQUIRED. ANY EXISTING CIRCUITS OR CABLING SYSTEMS SERVING AREAS NOT AFFECTED BY DEMOLITION SHALL BE MAINTAINED. ALL CIRCUITS SHALL BE VERIFIED WITH EXISTING DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING DEMOLITION.

GENERAL LIGHTING NOTES:

A. EXPOSED EMT, CONDUIT AND SURFACE MOUNTED WIRING ARE NOT PERMITTED IN ANY FINISHED SPACE.

B. MAXIMUM WIRE SIZE OF #10 AWG TO BE USED FOR ALL LIGHTING TO BE CONTROLLED THROUGH EMS SYSTEM.

C. ALL SIGNAGE CIRCUIT VOLTAGE MUST BE 20A-120V SINGLE PHASE.

D. ALL SIGNAGE CIRCUITS MUST BE ISOLATED - NO SHARED COMMONS OR NEUTRALS.

E. ALL SIGNAGE CIRCUITS OVER 50 FEET FROM PANEL MUST USE #10 GAUGE WIRE, UNLESS NOTED OTHERWISE.

F. NO SUBSTITUTIONS ARE PERMITTED FROM BASE BID MANUFACTURERS.

G. WHERE AND IF THE LOCAL CODE REQUIRES THAT THE FINAL ELECTRICAL CONNECTION OF THE BUILDING SIGNAGE IS TO BE MADE BY A STATE LICENSED ELECTRICAL CONTRACTOR, THEN IT WILL BE THE RESPONSIBILITY OF THE ROSS GENERAL CONTRACTOR TO INSURE THAT THOSE CONNECTIONS ARE CONTAINED IN THE SCOPE OF WORK OF THE LICENSED PROJECT ELECTRICAL SUB-CONTRACTOR AND THAT THE SCHEDULING OF THOSE CONNECTIONS IS COORDINATED WITH THE ROSS SIGNAGE CONTRACTOR AND THE ROSS CONSTRUCTION REPRESENTATIVE.

H. E.C. SHALL COORDINATE WITH M.C. FOR LIGHTING AND DUCTWORK INSTALLATIONS THROUGHOUT THE STORE.

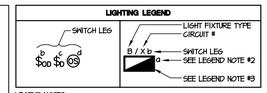
I. LIGHTING FIXTURES INSTALLED IN A SUSPENDED CEILING SHALL BE FASTENED TO THE CEILING FRAMING MEMBER AT ALL FOUR CORNERS WITH SCREWS AND ATTACHED #12 CEILING WIRES TO THE LIGHT FIXTURE AT DIAGONALLY OPPOSITE CORNERS AND TO THE STRUCTURAL CEILING.

J. ALL OCCUPANCY SENSORS SHALL BE LOCATED AT LEAST 4 FT FROM SUPPLY DIFFUSERS. E.C. TO COORDINATE WITH MECHANICAL DWGS.

K. REFER TO PANEL SCHEDULES, FEEDER SCHEDULES, AND VOLTAGE DROP SCHEDULE ON DRAWING E5 FOR ALL WIRE SIZES, U.N.O.

L. ALL LIFE SAFETY DEVICES SHOULD BE CEILING MOUNTED. NO EXCEPTIONS.

LIGHTING LEGEND



LEGEND NOTES:
1. SWITCH LEG DESIGNATIONS ARE MATCHED BETWEEN CONTROL DEVICES AND LIGHT FIXTURES LOCATED IN THE SAME ROOM UNLESS NOTED OTHERWISE. CONTACT ENGINEER IF CLARIFICATION IS REQUIRED.
2. SUBSCRIPT 'o' INDICATES AN UNSWITCHED HOT LEG MUST BE BROUGHT TO FIXTURE FOR WIRING OF EXIT SIGN OR NIGHT LIGHT. FIXTURE WILL BE ILLUMINATED AT ALL TIMES. WIRE AHEAD OF ALL LOCAL SWITCHING, LIGHTING CONTROL, ETC.
3. ALL LIGHT FIXTURES SHOWN SHADED OR HALF SHADED ARE TO HAVE UNSWITCHED HOT LEG BROUGHT TO FIXTURE FOR WIRING OF EMERGENCY BATTERY. WIRE AHEAD OF LOCAL SWITCHING, LIGHTING CONTROL, ETC.
4. ALL HOMERUNS SHALL BE #12 AWG + GND IN 3/4" CONDUIT MINIMUM. REFER TO PLAN FOR HOMERUN LOCATIONS. INCREASE WIRE SIZE AS LISTED ON PANEL SCHEDULES.
5. ALL LIGHTING CIRCUITS SHALL HAVE INDIVIDUAL NEUTRAL CONDUCTORS CONTINUOUS FROM PANEL.
6. THE EXACT LOCATION OF ALL LIGHT FIXTURES SHALL BE AS SHOWN ON THE ARCHITECT'S REFLECTED CEILING PLAN.
7. ALL FIXTURES ARE WIRED TO PANEL 'HA' U.N.O.

WIND DATA

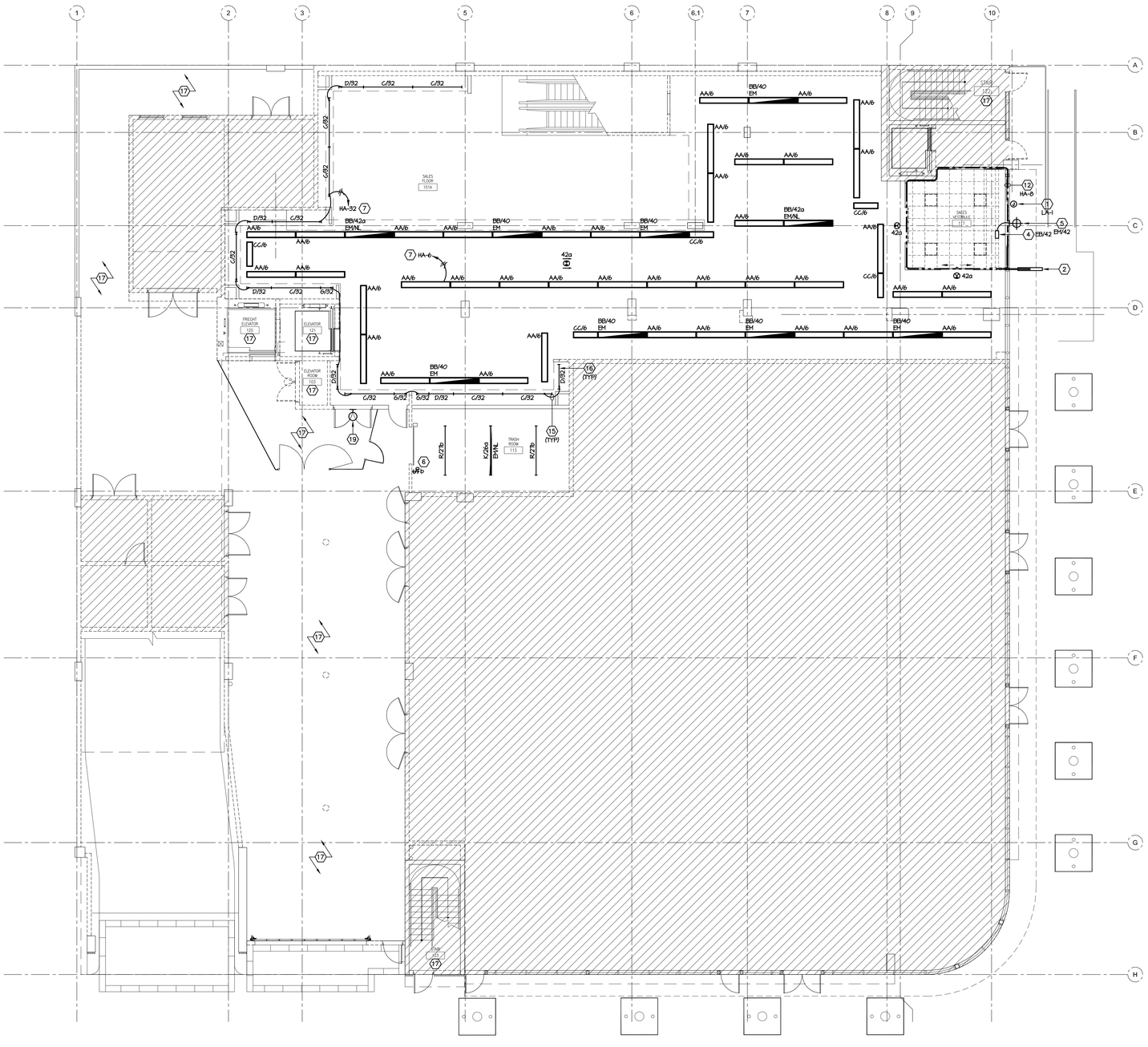
DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

McHenry & Associates Incorporated
MC&A
Consulting Engineers est. 1960
25001 Emery Road, Suite #200
Warrensville Heights, Ohio 44128
Phone: 216-292-4696
Fax: 216-292-5874
Email: mail@mchenryassociates.com
Florida Business #0005282

mcgarchitecture.com
CENTRAL COAST | INLAND EMPIRE | SAN FRANCISCO
Seal



CODED NOTES: (NOT ALL MAY BE USED ON THIS DRAWING)

1. JUNCTION BOXES ARE REQUIRED FOR EACH ILLUMINATED SIGN. VERIFY EXACT LOCATION AND WIRING REQUIREMENTS THROUGH ROSS G.M. AND SIGN CONSULTANT, EMA, ATTN: SKIP MOORE, 310-526-0296. PROVIDE LOCAL DISCONNECTS AS REQUIRED.
2. NON-ILLUMINATED BLADE SIGN.
3. CASH OFFICE DIMMING MINIMUM LEVEL SHALL BE 32%.
4. IF POSSIBLE, LOCATE BATTERY PACK FOR REMOTE HEAD CAPABILITY ABOVE CEILING OR LIGHT PLANE. BRING UNSWITCHED HOT LEG TO BATTERY PACK. HOT LEG SHALL BE ROUTED AROUND ALL MANUAL AND AUTOMATIC CONTROL DEVICES. WIRE BATTERY TO EXTERIOR LIGHTING CIRCUIT AS SHOWN. BATTERY PACKS PROVIDED BY E.C.
5. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF EMERGENCY EGRESS LIGHTING WITH ROSS CONSTRUCTION MANAGER AND THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
6. ELECTRICAL CONTRACTOR TO RUN 0-10V TWISTED PAIR #18 PLENUM RATED FROM DIMMER SWITCH TO EACH DIMMING DRIVER FOR THE SAME CIRCUIT IN THIS ROOM. REFER TO MANUFACTURER'S WIRING DIAGRAMS.
7. ELECTRICAL CONTRACTOR TO RUN 0-10V TWISTED PAIR #18 PLENUM RATED FROM DIMMING MODULE (DCP) TO EACH DIMMING DRIVER [2X4 FIXTURES (DRIVER PART #OTSOML- 100 DRIVERS MAX. PER OUTPUT), STRIP FIXTURES (DRIVER PART #OTIEBM-250 DRIVERS MAX. PER OUTPUT)]. SEE EMS PRINTS FOR DIMMING ZONING.
8. SWITCHES NOT INSTALLED IN FITTING ROOMS FOR SECURITY REASONS.
9. SEE OCCUPANCY SENSOR LIGHTING CONTROL DIAGRAM ON THIS DRAWING FOR DETAILS.
10. 'LCP' MANUFACTURED BY EMS VENDOR. EMS VENDOR SHALL PROVIDE ALL CERTIFIED EQUIPMENT AND DOCUMENTATION.
11. OCCUPANCY SENSOR OMITTED FOR SECURITY REASONS.
12. EXISTING LIGHT FIXTURES IN THIS AREA TO REMAIN. CLEAN, RE-LAMP, AND REPLACE INOPERABLE FIXTURES WITH NEW. MAINTAIN CONNECTION TO CIRCUIT NOTED. REROUTE CIRCUIT THROUGH NEW LIGHTING CONTROL PANEL. FIELD VERIFY ALL REQUIREMENTS PRIOR TO BID.
13. LIGHTING CONTROL OVERRIDE PANEL. SEE DRAWING E6 FOR EMS CONTROL REQUIREMENTS. THIS OVERRIDE PANEL CONTAINS PUSH BUTTONS WITH INDICATOR LIGHTS FOR ALL EMS CONTROLLED LIGHTING ZONES, INCLUDING FITTING ROOMS, FITTING ROOM FOYER, AND SALES FLOOR.
14. PHOTOCELL PROVIDED BY EMS VENDOR. REFER TO EMS PLANS FOR ADDITIONAL INFORMATION.
15. ALL VALANCE LIGHTING CIRCUITING TO BE LOCATED BEHIND VALANCE, AND OUT OF PUBLIC VIEW.
16. COORDINATE INSTALLATION OF VALANCE LIGHTING WITH DETAIL 3/A5.0.
17. AREA NOT IN CONTRACT - NORMAL AND/OR EMERGENCY LIGHTING IS EXISTING TO REMAIN AND WIRED TO PANEL OUTSIDE OF THIS TENANT SPACE.
18. EXISTING LIGHT FIXTURES IN THIS AREA TO REMAIN. CLEAN, RE-LAMP, AND REPLACE INOPERABLE FIXTURES WITH NEW. RE-WIRE ALL EXISTING EMERGENCY LIGHT FIXTURES TO CIRCUIT HA-40 AND ALL EXISTING NORMAL LIGHT FIXTURES TO CIRCUIT HA-5. FIELD VERIFY ALL REQUIREMENTS PRIOR TO BID.
19. E.C. SHALL RELOCATE EXISTING LIGHT FIXTURE AND EXTEND EXISTING LANDLORD HOUSE CIRCUIT/CONTROLS TO NEW LOCATION.

LIGHTING FLOOR PLAN - LEVEL 1

SCALE: 1/8" = 1'0" | 1

ROSS 2021 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

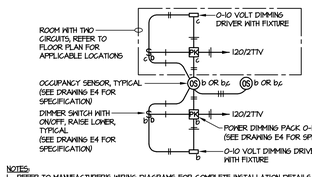
SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
E1a

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

Dec 23, 2022 - 14:11:04 EMS Name: G:\OC-Work\Cl-Jobs\Active\2022\MC&VG\2-Ross Dress for Less\FL Miami Beach (Sunset Harbour) 2541\3394_Elc-bdng Updated By: Kelly_Hersh



NOTES:
1. REFER TO MANUFACTURER'S WIRING DIAGRAMS FOR COMPLETE INSTALLATION DETAILS AND WIRE TYPES. CONTROL DIAGRAM SHOWN IS FOR REFERENCE ONLY.
2. ALL OCCUPANCY SENSORS SHALL BE INSTALLED A MINIMUM OF 4' FROM SUPPLY DIFFUSERS. COORDINATE ALL LOCATIONS WITH MECHANICAL CONTRACTOR, PRIOR TO ROUGH-IN.

OCCUPANCY SENSOR LIGHTING CONTROL DIAGRAM

SCALE: NONE | 2

LIGHTING CONTROLS:
ALL AREAS WITH MANUAL SWITCHES, OCCUPANCY SENSORS, AND THE SALES AREA ARE CONTROLLED BY THE ENERGY MANAGEMENT SYSTEM WITH AUTOMATIC CONTROLS AND TIME CLOCK.

DEMOLITION NOTES:

'XRN' = INDICATES EXISTING FIXTURE TO BE REMORKED. REWIRE AS INDICATED.

GENERAL DEMOLITION NOTES:

A. THIS CONTRACTOR SHALL PERFORM ALL DEMOLITION OF EXISTING ELECTRICAL SYSTEMS AS INDICATED ON ELECTRICAL AND ARCHITECTURAL PLANS OR NECESSARY FOR THE PROJECT. REMOVE FROM SITE AND PROPERLY DISPOSE OF ALL MATERIAL AND DEBRIS FROM THIS WORK.

B. DEMOLITION DRAWINGS ARE GENERAL IN NATURE SHOWING THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE QUANTITY OF LIGHT FIXTURES, OUTLETS, ETC. REMOVE ALL EQUIPMENT AND DEVICES NO LONGER REQUIRED FOR FINISHED CONSTRUCTION. ALL EXISTING LIGHTS, CONDUIT, WIRE AND DEVICES IN PROJECT AREAS SHALL BE REMOVED AND DISPOSED OF. REMOVE CONDUITS BEYOND NEW SURFACES. REMOVE ALL EXISTING WIRE FROM CONDUIT BACK TO POINT OF COMMON USE OR TO PANELS. LABEL EXISTING CIRCUIT BREAKERS "SPARE" IF NOT REUSED FOR NEW WORK.

C. DISCONNECT EXISTING EQUIPMENT IN BUILDING THAT IS TO BE REMOVED UNDER OTHER SECTIONS. REMOVE DATA AND PHONE CABLING SYSTEM AS DIRECTED BY OWNER. NO CABLES SHALL BE REMOVED OR CUT WITHOUT APPROVAL FROM OWNER. ANY EXISTING CABLES TO REMAIN SHALL BE SUPPORTED FROM STRUCTURE BEFORE CEILING REMOVAL.

D. PATCH ALL SURFACES TO MATCH SURROUNDING FOR DEVICES TO BE REMOVED FROM EXISTING WALLS TO BE MAINTAINED. EXISTING ROUGH-IN BOXES IN WALL TO REMAIN MAY BE REUSED IF CODE COMPLYING AND APPROVED FOR LOCATION BY ARCHITECT.

E. THE OWNER RESERVES THE RIGHT OF SALVAGE FOR ALL EXISTING ELECTRICAL EQUIPMENT PRIOR TO DEMOLITION, THE CONTRACTOR SHALL REVIEW ALL MATERIALS AND DELIVER TO THE OWNER THOSE REQUIRED IN THEIR EXISTING CONDITION. ALL OTHER MATERIAL SHALL BE REMOVED BY THIS CONTRACTOR.

F. ALL CIRCUITS WHICH ARE REQUIRED TO REMAIN ACTIVE SHALL BE MAINTAINED OR REWORKED AS REQUIRED. ANY EXISTING CIRCUITS OR CABLING SYSTEMS SERVING AREAS NOT AFFECTED BY DEMOLITION SHALL BE MAINTAINED. ALL CIRCUITS SHALL BE VERIFIED WITH EXISTING DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING DEMOLITION.

GENERAL LIGHTING NOTES:

A. EXPOSED EMT, CONDUIT AND SURFACE MOUNTED WIRING ARE NOT PERMITTED IN ANY FINISHED SPACE.

B. MAXIMUM WIRE SIZE OF #10 AWG TO BE USED FOR ALL LIGHTING TO BE CONTROLLED THROUGH EMS SYSTEM.

C. ALL SIGNAGE CIRCUIT VOLTAGE MUST BE 20A-120V SINGLE PHASE.

D. ALL SIGNAGE CIRCUITS MUST BE ISOLATED - NO SHARED COMMONS OR NEUTRALS.

E. ALL SIGNAGE CIRCUITS OVER 50 FEET FROM PANEL MUST USE #10 GAUGE WIRE, UNLESS NOTED OTHERWISE.

F. NO SUBSTITUTIONS ARE PERMITTED FROM BASE BID MANUFACTURERS.

G. WHERE AND IF THE LOCAL CODE REQUIRES THAT THE FINAL ELECTRICAL CONNECTION OF THE BUILDING SIGNAGE IS TO BE MADE BY A STATE LICENSED ELECTRICAL CONTRACTOR, THEN IT WILL BE THE RESPONSIBILITY OF THE ROSS GENERAL CONTRACTOR TO INSURE THAT THOSE CONNECTIONS ARE CONTAINED IN THE SCOPE OF WORK OF THE LICENSED PROJECT ELECTRICAL SUB-CONTRACTOR AND THAT THE SCHEDULING OF THOSE CONNECTIONS IS COORDINATED WITH THE ROSS SIGNAGE CONTRACTOR AND THE ROSS CONSTRUCTION REPRESENTATIVE.

H. E.C. SHALL COORDINATE WITH M.C. FOR LIGHTING AND DUCTWORK INSTALLATIONS THROUGHOUT THE STORE.

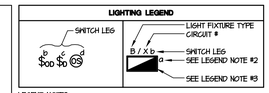
I. LIGHTING FIXTURES INSTALLED IN A SUSPENDED CEILING SHALL BE FASTENED TO THE CEILING FRAMING MEMBER AT ALL FOUR CORNERS WITH SCREWS AND ATTACHED #12 CEILING WIRES TO THE LIGHT FIXTURE AT DIAGONALLY OPPOSITE CORNERS AND TO THE STRUCTURAL CEILING.

J. ALL OCCUPANCY SENSORS SHALL BE LOCATED AT LEAST 4 FT FROM SUPPLY DIFFUSERS. E.C. TO COORDINATE WITH MECHANICAL DWGS.

K. REFER TO PANEL SCHEDULES, FEEDER SCHEDULES, AND VOLTAGE DROP SCHEDULE ON DRAWING E5 FOR ALL WIRE SIZES, U.N.O.

L. ALL LIFE SAFETY DEVICES SHOULD BE CEILING MOUNTED. NO EXCEPTIONS.

LIGHTING LEGEND



LEGEND NOTES:
1. SWITCH LEG DESIGNATIONS ARE MATCHED BETWEEN CONTROL DEVICES AND LIGHT FIXTURES LOCATED IN THE SAME ROOM UNLESS NOTED OTHERWISE. CONTACT ENGINEER IF CLARIFICATION IS REQUIRED.
2. SUBSCRIPT 'a' INDICATES AN UNSWITCHED HOT LEG MUST BE BROUGHT TO FIXTURE FOR WIRING OF EXIT SIGN OR NIGHT LIGHT. FIXTURE WILL BE ILLUMINATED AT ALL TIMES. WIRE AHEAD OF ALL LOCAL SWITCHING, LIGHTING CONTROL, ETC.
3. ALL LIGHT FIXTURES SHOWN SHADED OR HALF SHADED ARE TO HAVE UNSWITCHED HOT LEG BROUGHT TO FIXTURE FOR WIRING OF EMERGENCY BATTERY. WIRE AHEAD OF LOCAL SWITCHING, LIGHTING CONTROL, ETC.
4. ALL HOMERUNS SHALL BE #12 AWG + GND IN 3/4" CONDUIT MINIMUM. REFER TO PLAN FOR HOMERUN LOCATIONS. INCREASE WIRE SIZE AS LISTED ON PANEL SCHEDULES.
5. ALL LIGHTING CIRCUITS SHALL HAVE INDIVIDUAL NEUTRAL CONDUCTORS CONTINUOUS FROM PANEL.
6. THE EXACT LOCATION OF ALL LIGHT FIXTURES SHALL BE AS SHOWN ON THE ARCHITECT'S REFLECTED CEILING PLAN.
7. ALL FIXTURES ARE WIRED TO PANEL 'HA' U.N.O.

WIND DATA

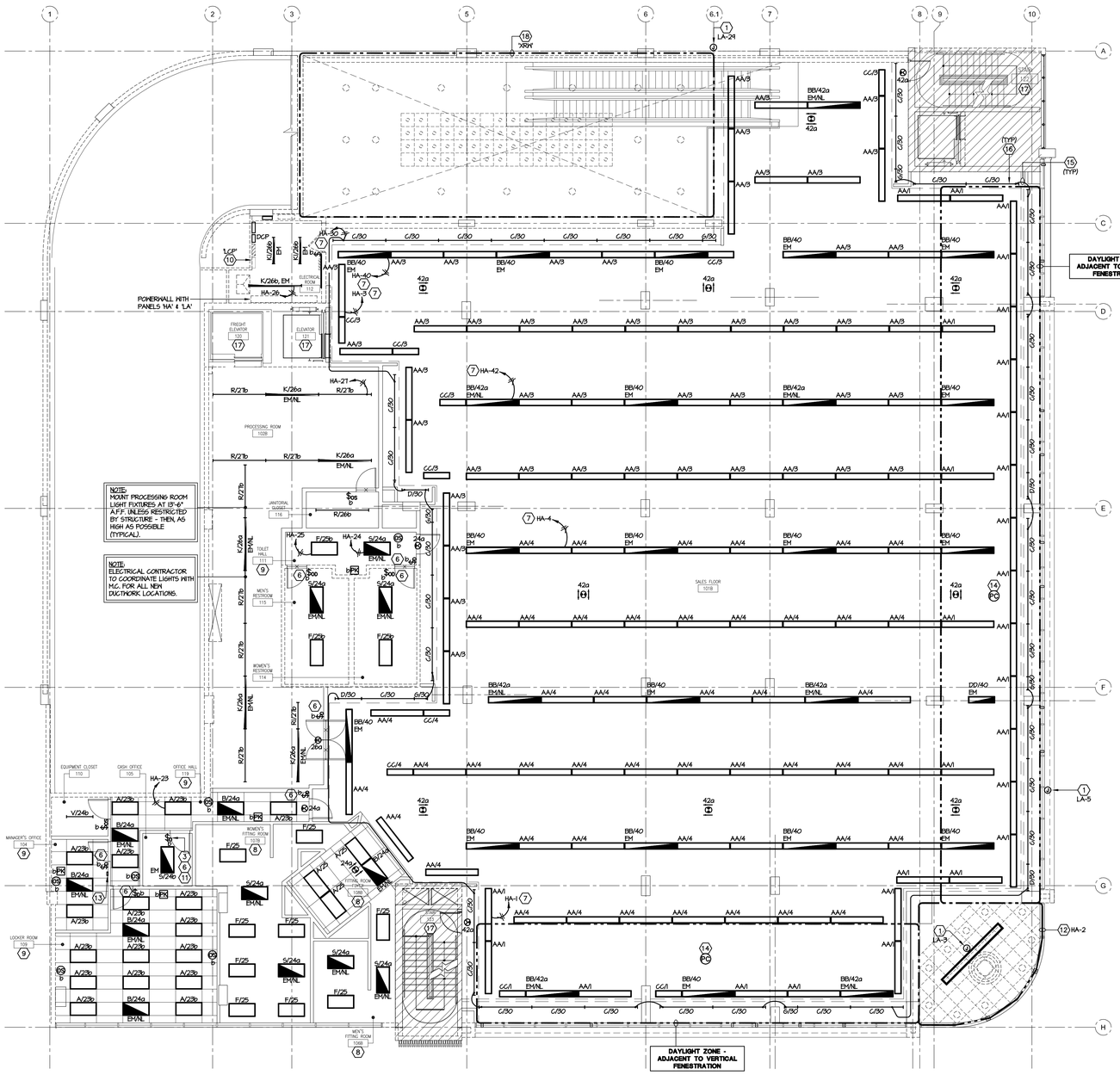
DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

McHenry & Associates Incorporated
MC&A
Consulting Engineers est. 1960
25001 Emery Road, Suite #200
Warrensville Heights, Ohio 44128
Phone: 216-292-4696
Fax: 216-292-5874
Email: mail@mchenryassociates.com
Florida Business #0005282

mcgarchitecture.com
CENTRAL COAST | INLAND EMPIRE | SAN FRANCISCO
Seal



CODED NOTES: (NOT ALL MAY BE USED ON THIS DRAWING)

1. JUNCTION BOXES ARE REQUIRED FOR EACH ILLUMINATED SIGN. VERIFY EXACT LOCATION AND WIRING REQUIREMENTS THROUGH ROSS G.M. AND SIGN CONSULTANT, EMA, ATTN: SKIP MOORE, 310-526-0296. PROVIDE LOCAL DISCONNECTS AS REQUIRED.
2. NON-ILLUMINATED BLADE SIGN.
3. CASH OFFICE DIMMING MINIMUM LEVEL SHALL BE 33%.
4. IF POSSIBLE, LOCATE BATTERY PACK FOR REMOTE HEAD CAPABILITY ABOVE CEILING OR LIGHT PLANE. BRING UNSWITCHED HOT LEG TO BATTERY PACK. HOT LEG SHALL BE ROUTED AROUND ALL MANUAL AND AUTOMATIC CONTROL DEVICES. WIRE BATTERY TO EXTERIOR LIGHTING CIRCUIT AS SHOWN. BATTERY PACKS PROVIDED BY E.C.
5. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF EMERGENCY EGRESS LIGHTING WITH ROSS CONSTRUCTION MANAGER AND THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
6. ELECTRICAL CONTRACTOR TO RUN 0-10V TWISTED PAIR #18 PLENUM RATED FROM DIMMER SWITCH TO EACH DIMMING DRIVER FOR THE SAME CIRCUIT IN THIS ROOM. REFER TO MANUFACTURER'S WIRING DIAGRAMS.
7. ELECTRICAL CONTRACTOR TO RUN 0-10V TWISTED PAIR #18 PLENUM RATED FROM DIMMING MODULE (DCP) TO EACH DIMMING DRIVER (2X4 FIXTURES (DRIVER PART #OTSOHL- 100 DRIVERS MAX. PER OUTPUT), STRIP FIXTURES (DRIVER PART #OTIBSH-250 DRIVERS MAX. PER OUTPUT)). SEE EMS PRINTS FOR DIMMING ZONING.
8. SWITCHES NOT INSTALLED IN FITTING ROOMS FOR SECURITY REASONS.
9. SEE OCCUPANCY SENSOR LIGHTING CONTROL DIAGRAM ON THIS DRAWING FOR DETAILS.
10. 'LCP' MANUFACTURED BY EMS VENDOR. EMS VENDOR SHALL PROVIDE ALL CERTIFIED EQUIPMENT AND DOCUMENTATION.
11. OCCUPANCY SENSOR OMITTED FOR SECURITY REASONS.
12. EXISTING LIGHT FIXTURES IN THIS AREA TO REMAIN. CLEAN, RE-LAMP, AND REPLACE INOPERABLE FIXTURES WITH NEW. MAINTAIN CONNECTION TO CIRCUIT NOTED. REROUTE CIRCUIT THROUGH NEW LIGHTING CONTROL PANEL. FIELD VERIFY ALL REQUIREMENTS PRIOR TO BID.
13. LIGHTING CONTROL OVERRIDE PANEL. SEE DRAWING E6 FOR EMS CONTROL REQUIREMENTS. THIS OVERRIDE PANEL CONTAINS PUSH BUTTONS WITH INDICATOR LIGHTS FOR ALL EMS CONTROLLED LIGHTING ZONES, INCLUDING FITTING ROOMS, FITTING ROOM FOYER, AND SALES FLOOR.
14. PHOTOCELL PROVIDED BY EMS VENDOR. REFER TO EMS PLANS FOR ADDITIONAL INFORMATION.
15. ALL VALANCE LIGHTING CIRCUITING TO BE LOCATED BEHIND VALANCE, AND OUT OF PUBLIC VIEW.
16. COORDINATE INSTALLATION OF VALANCE LIGHTING WITH DETAIL 3/A5.0.
17. AREA NOT IN CONTRACT - NORMAL AND/OR EMERGENCY LIGHTING IS EXISTING TO REMAIN AND WIRED TO PANEL OUTSIDE OF THIS TENANT SPACE.
18. EXISTING LIGHT FIXTURES IN THIS AREA TO REMAIN. CLEAN, RE-LAMP, AND REPLACE INOPERABLE FIXTURES WITH NEW. RE-WIRE ALL EXISTING EMERGENCY LIGHT FIXTURES TO CIRCUIT HA-40 AND ALL EXISTING NORMAL LIGHT FIXTURES TO CIRCUIT HA-5. FIELD VERIFY ALL REQUIREMENTS PRIOR TO BID.
19. E.C. SHALL RELOCATE EXISTING LIGHT FIXTURE AND EXTEND EXISTING LANDLORD HOUSE CIRCUIT/CONTROLS TO NEW LOCATION.

LIGHTING FLOOR PLAN - LEVEL 2

SCALE: 1/8" = 1'-0" | 1

2022 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
E1b

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

NOTE: INTERIOR SECURITY CAMERAS WILL BE INSTALLED IN ACCORDANCE WITH A LOCATION PLAN PREPARED BY ROSS LOSS PREVENTION. CONFIRM CAMERA LOCATIONS WITH THE ROSS CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF BOXES.

NOTE: E.C. TO PROVIDE STAINLESS STEEL COVERPLATES ON ALL JUNCTION BOXES.

NOTE: ALL DATA CABLES ARE TO BE RUN IN CONDUIT FROM TELEPHONE BACKBOARD TO ALL OUTLETS.

NOTE: VERIFY THROUGH ROSS CONSTRUCTION REPRESENTATIVE THE LOCATION OF ALL SALES AREA PHONES AND ALL ELECTRICAL DEVICES PRIOR TO INSTALLATION.

NOTE: CHECKOUTS (INCLUDING ASSOCIATED POWER POLES & TELEPHONES) SHOWN FOR CONCEPT SCOPE OF WORK ONLY. LOCATION AND DIMENSION WILL BE PROVIDED ON RA-1 AISLE PLAN, BOSTON RETAIL SITE-SPECIFIC MDB LOCATION AND CIRCUIT PLAN AND THE INSTALLATION DOCUMENTS PROVIDED WITH FRONT END CASE WORK, AVAILABLE FROM ROSS CONSTRUCTION REPRESENTATIVE. CHECKOUT COUNTERS (INCLUDING POWER POLES AND JEWELRY COUNTERS WHEN PRESENT) WILL BE PROVIDED AND DELIVERED TO THE TENANT SPACE BY ROSS STORES TWO WEEKS PRIOR TO SCHEDULED TURNOVER OR AS OTHERWISE APPROVED BY THE ROSS C.M. COUNTER SET-UP AND INSTALLATION INCLUDING "PLUG-IN" CONNECTION TO "FASTLANE" SYSTEM IS BY ROSS STORE PLANNING MILLWORK VENDOR.

ALL SP/G OUTLETS ARE TO BE ORANGE WITH STAINLESS STEEL COVERS. LP OUTLETS ARE TO BE RED AND OTHER OUTLETS AND DEVICES ARE TO BE GRAY WITH STAINLESS STEEL COVERS.

NOTE: MOUNTING HEIGHT OF WALL PHONES IS GIVEN AS A CLEAR HEIGHT ABOVE THE FLOOR, THE CENTER LINE OF THE WALL JACK IS 4 INCHES HIGHER. SEE 2/E1.

GENERAL POWER NOTES:

A. POWER OUTLETS TO BE HUBBELL, AS INDICATED, WITH GRAY DEVICES FOR DIRTY POWER; ALL LP OUTLETS ARE TO HAVE RED DEVICES AND NOR POWER OUTLETS (CLEAN POWER) ARE TO HAVE ORANGE DEVICES. ALL COVER PLATES ARE TO BE BRUSHED STAINLESS STEEL.

B. VI. = VERIFY EXACT LOCATION OF ALL OUTLETS AND DEVICES WITH ROSS6 FINAL FIXTURING PLAN AND ROSS6 C.M. PRIOR TO ROUGH-IN.

C. PROVIDE FOR EMS SYSTEM PURCHASE AND COMMISSIONING THROUGH EMS VENDOR.

D. IF LOCAL MUNICIPAL REGULATIONS/CODES REQUIRE LOW VOLTAGE ELECTRICAL WIRING (TELEPHONE, SIGNAL, MUSIC/PAGING SPEAKERS, ETC.) TO BE RUN IN EMT OR RIGID CONDUIT, THEN THE SCOPE OF WORK IS TO INCLUDE THE INSTALLATION OF THAT CONDUIT. IF SO, THE CONTRACTOR MUST OBTAIN AND VERIFY THE REQUIRED LAYOUT OF THE PHONES AND MUSIC/PAGING SYSTEM FROM THE ROSS6 CONSTRUCTION MANAGER.

E. EXPOSED EMT, CONDUIT AND SURFACE MOUNTED WIRING ARE NOT PERMITTED IN ANY FINISHED SPACE.

F. REFER TO EMS PLANS FOR LOCATIONS OF TEMPERATURE SENSORS.

G. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL SERVICE AND TELEPHONE SERVICE ENTRANCE EQUIPMENT LOCATIONS AND REQUIREMENTS WITH THE G.C. AND THE ASSOCIATED UTILITY COMPANY PRIOR TO CONSTRUCTION.

H. CONDUITS FEEDING OUTLETS, BOXES AND DEVICES IN THE CASH OFFICE AND EQUIPMENT CLOSET MUST BE ACCESSIBLE FROM ABOVE THE CEILING IN ADJACENT LOCKER/BREAK RM OR MANAGERS OFFICE. ALL STUBBED CONDUITS ARE TO HAVE PULL CORDS TIED IN PLACE FOR EASY USE.

I. NO SUBSTITUTIONS ARE PERMITTED FROM BASE BID MANUFACTURERS.

J. PROVIDE THE FOLLOWING CONDUITS FROM FRONT END CHECK-OUT DISTRIBUTION BOXES: 4-1/2" DATA TO EQUIPMENT ROOM CONCENTRATOR.

K. ALL CONTRACTORS ARE TO LEAVE PULL WIRES IN CONDUITS AFTER INSTALLATION OF THEIR WORK.

L. ROSS6 REQUIRES AN INDEPENDENT AND SECURE TELEPHONE AND DATA SERVICE WITH THE MPOE AT THE ROSS6 TELEPHONE BOARD LOCATED IN THE ROSS6 ELECTRICAL ROOM, NO EXCEPTION. THE SATISFACTORY COMPLETION OF THIS REQUIREMENT MAY NECESSITATE EARLY CONTACT AND COORDINATION WITH THE LOCAL TELEPHONE SERVICE PROVIDER.

M. TELEPHONE AND DATA SERVICE WILL BE ORDERED BY ROSS6, CONTACT DON PALSTRA, ROSS6 STORES, 925-965-4746. SERVICE CAN NOT BE ESTABLISHED UNLESS CONTRACTOR PROVIDED AND INSTALLED CONDUIT, CABLE, BACKBOARD, POWER OUTLET AND GROUND ARE COMPLETE AND IN PLACE. SERVICE MUST BE ACTIVE PRIOR TO CONSTRUCTION TURNOVER TO TENANT. THE SATISFACTORY COMPLETION OF THIS REQUIREMENT MAY NECESSITATE EARLY COORDINATION AND SCHEDULING OF THE ROSS6 TELECOMMUNICATIONS VENDOR. INITIATE CONTACT AND SCHEDULING THROUGH THE ASSIGNED ROSS6 CONSTRUCTION REPRESENTATIVE.

N. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF A DIRECT, DEDICATED CONDUIT AND 25-PAIR CABLE (EITHER BY SELF OR THE SERVICE PROVIDER) FROM THE TELEPHONE SERVICE PROVIDERS SYSTEM TO THE ROSS6 TELEPHONE BOARD, FOR A SERVICE GROUND AT THE BOARD, AND, FOR DEDICATED 120VAC, 20AMP QUAD OUTLET WITH POWER. THIS INSTALLATION MUST BE COMPLETE IN ORDER FOR TELEPHONE SERVICE TO BE INITIATED.

O. ACTIVE TELEPHONE SERVICE IS NECESSARY FOR THE SATISFACTORY COMPLETION OF THE FIRE ALARM SYSTEM INSTALLATION.

P. MINIMUM WIRE SIZE FOR 120 VOLT CIRCUITS IS #12 GAUGE COPPER.

Q. REFER TO PANEL SCHEDULES, FEEDER SCHEDULES, AND VOLTAGE DROP SCHEDULE ON DRAWING E3 FOR ALL WIRE SIZES, U.N.O.

R. ALL LIFE SAFETY DEVICES SHOULD BE CEILING MOUNTED. NO EXCEPTIONS

GENERAL DEMOLITION NOTES:

A. THIS CONTRACTOR SHALL PERFORM ALL DEMOLITION OF EXISTING ELECTRICAL SYSTEMS AS INDICATED ON ELECTRICAL AND ARCHITECTURAL PLANS OR NECESSARY FOR THE PROJECT. REMOVE FROM SITE AND PROPERLY DISPOSE OF ALL MATERIAL AND DEBRIS FROM THIS WORK.

B. DEMOLITION DRAWINGS ARE GENERAL IN NATURE SHOWING THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE QUANTITY OF LIGHT FIXTURES, OUTLETS, ETC. REMOVE ALL EQUIPMENT AND DEVICES NO LONGER REQUIRED FOR FINISHED CONSTRUCTION. ALL EXISTING LIGHTS, CONDUIT, WIRE AND DEVICES IN PROJECT AREAS SHALL BE REMOVED AND DISPOSED OF. REMOVE CONDUITS BEYOND NEW SURFACES. REMOVE ALL EXISTING WIRE FROM CONDUIT BACK TO POINT OF COMMON USE OR TO PANELS. LABEL EXISTING CIRCUIT BREAKERS "SPARE" IF NOT REUSED FOR NEW WORK.

C. DISCONNECT EXISTING EQUIPMENT IN BUILDING THAT IS TO BE REMOVED UNDER OTHER SECTIONS. REMOVE DATA AND PHONE CABLING SYSTEM AS DIRECTED BY OWNER. NO CABLES SHALL BE REMOVED OR CUT WITHOUT APPROVAL FROM OWNER. ANY EXISTING CABLES TO REMAIN SHALL BE SUPPORTED FROM STRUCTURE BEFORE CEILING REMOVAL.

D. PATCH ALL SURFACES TO MATCH SURROUNDING FOR DEVICES TO BE REMOVED FROM EXISTING WALLS TO BE MAINTAINED. EXISTING ROUGH-IN BOXES IN WALL TO REMAIN MAY BE REUSED IF CODE COMPLYING AND APPROVED FOR LOCATION BY ARCHITECT.

E. THE OWNER RESERVES THE RIGHT OF SALVAGE FOR ALL EXISTING ELECTRICAL EQUIPMENT PRIOR TO DEMOLITION. THE CONTRACTOR SHALL REVIEW ALL MATERIALS AND DELIVER TO THE OWNER THOSE REQUIRED IN THEIR EXISTING CONDITION. ALL OTHER MATERIAL SHALL BE REMOVED BY THIS CONTRACTOR.

F. ALL CIRCUITS WHICH ARE REQUIRED TO REMAIN ACTIVE SHALL BE MAINTAINED OR REMARKED AS REQUIRED. ANY EXISTING CIRCUITS OR CABLING SYSTEMS SERVING AREAS NOT AFFECTED BY DEMOLITION SHALL BE MAINTAINED. ALL CIRCUITS SHALL BE VERIFIED WITH EXISTING DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING DEMOLITION.

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

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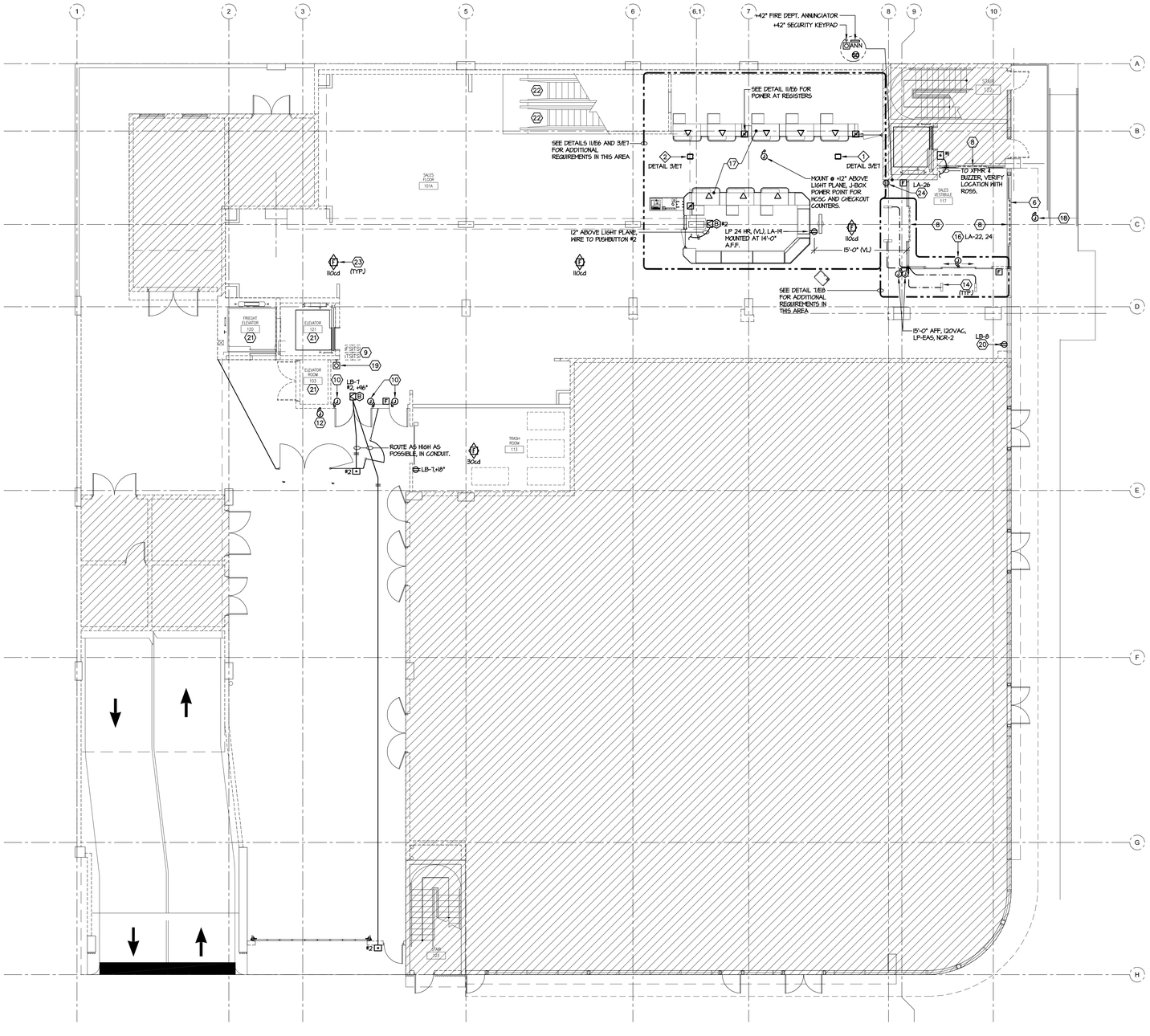
CENTRAL COAST INLAND NEW YORK SAN FRANCISCO
Seal



CODED NOTES: (NOT ALL MAY BE USED ON THIS DRAWING)

1. +18" AFF, TAMPER PROOF, SAFETY GRAY DUPLEX COLUMN RECEPTACLE (HUBBELL #CR2026TR) WITH GRAY COVER (TAYMAC #MX10505). VERIFY LOCATION WITH ROSS6 C.M.
2. THE ELECTRIC FEED FROM THE DETEX SYSTEM TO THE JUNCTION BOX IS TO BE CONCEALED.
3. PROVIDE POWER TO DELAYED EGRESS DETEX SYSTEM. REFER TO SHEET E8 FOR DETAILS OF POWER CONNECTION TO DETEX EQUIPMENT. MOUNT TRANSFORMER TO THE WALL ABOVE DOOR AT 14'-0" A.F.F. CONFIRM MOUNTING HEIGHT WITH ROSS6 C.M. PRIOR TO ROUGH-IN.
4. EXISTING ELECTRICAL SERVICE AND PRE-FABRICATED POWERWALL ARE TO REMAIN. SEE ONE-LINE DIAGRAM ON PLAN E5a FOR ADDITIONAL INFORMATION. FIELD VERIFY ALL REQUIREMENTS PRIOR TO BID.
5. EXISTING (2) 2" AND (2) 4" TELEPHONE CONDUITS TO REMAIN. E.C. SHALL PROVIDE 25 PAIR TELEPHONE CABLE FROM TELEPHONE CO. DEMARK. EXTEND AS REQUIRED TO NEW BACKBOARD. COORDINATE ALL WORK IN THE FIELD, PRIOR TO BIDS, AND INCLUDE ALL MATERIAL & LABOR REQUIRED FOR A NEW COMPLETE, OPERATIONAL TELEPHONE SERVICE.
6. CONDUIT FROM CENTER OF EACH ENTRY/EXIT STOREFRONT DOOR FROM JOIST SPACE ON SALES FLOOR.
7. MAINTAIN ALL POWER CONNECTIONS TO EXISTING HAND DRYERS AND GFCI RECEPTACLES IN THIS ROOM.
8. MAINTAIN ALL POWER CONNECTIONS TO EXISTING AUTOMATIC DOORS.
9. E.C. TO MAINTAIN FACP CONNECTION TO ALL TAMPER AND FLOW SWITCHES DEDICATED TO ROSS6. VERIFY LOCATION AND QUANTITY WITH F.P.C.
10. J-BOX FLUSH MOUNTED IN SOFFIT AT HEAD OF DOOR, ON LATCH SIDE, WITH 3/4" CONDUIT TO 14'-0" A.F.F., FOR LP SECURITY ALARM CONTACT (BY ROSS6 LP).
11. PROVIDE POWER TO BURGLAR ALARM SYSTEM. MOUNT TRANSFORMER TO THE WALL ABOVE DOOR AT 14'-0" A.F.F. CONFIRM MOUNTING HEIGHT WITH ROSS6 C.M. PRIOR TO ROUGH-IN. ROUTE UNSWITCHED (HOT LEG) AROUND LGP.
12. FLUSH J-BOX AT 96" A.F.F. FOR EXTERIOR BRACKET MOUNTED LP-CAMERA WITH CONDUIT AND PULL WIRE STUBBED TO INTERIOR OF STORE IN PROCESSING ROOM. COORDINATE EXACT LOCATIONS WITH ROSS6 L.P. PRIOR TO ROUGH-IN.
13. PROVIDE WIRING TO TRANSFORMER FOR MAGNETIC DOOR LOCK AS INDICATED. LOCK SHALL BE INTERLOCKED WITH PUSHBUTTON #3. DOOR IS ALWAYS UNLOCKED IN PATH OF EGRESS.
14. SENSORMATIC PEDESTAL W/ CONCEALED IN SLAB CONDUIT TO LP AT EACH ENTRY DOOR OPENING - SEE SHEET E8 FOR DETAILS.
15. CONDUIT FROM JOIST SPACE TO 3" FROM STRIKE EDGE OF DOOR.
16. PROVIDE JUNCTION BOX 12" ABOVE DOOR FOR CONNECTION TO AUTOMATIC DOORS. CONFIRM EXACT LOCATION WITH ROSS6 C.M. PRIOR TO ROUGH-IN.
17. CHECK-OUT AND CUSTOMER SERVICE COUNTERS SUPPLIED & INSTALLED BY ROSS6. ROSS6 TO MAKE FINAL CONNECTIONS TO BOSTON RETAIL, SEE II/E6 FOR POWER AT EACH REGISTER, TYP.
18. SURFACE MOUNTED DOME CAMERA, INSTALLED BY ROSS6 L.P. ROUGH-IN BY E.C. WITH CONDUIT AND PULLSTRING STUBBED TO ACCESSIBLE INTERIOR SPACE IN JOIST SPACE. COORDINATE EXACT LOCATIONS WITH ROSS6 L.P. PRIOR TO ROUGH-IN.
19. +42" JUNCTION BOX FOR L.P. KEYPAD. VERIFY EXACT LOCATION WITH ROSS6 L.P. PRIOR TO ROUGH-IN.
20. SHOW WINDOW RECEPTACLE. MOUNT WITHIN 18" OF WINDOW.
21. EXISTING ELEVATOR AND ALL ASSOCIATED FIRE ALARM DEVICES TO REMAIN. ELEVATOR POWER IS WIRED TO LANDLORD PANEL, OUTSIDE OF THIS TENANT SPACE. E.C. SHALL MAKE SURE ALL COMPONENTS ARE IN GOOD WORKING CONDITION, AND REPORT BACK TO ROSS6 CM ANY DEFICIENCIES.
22. EXISTING ESCALATOR AND ALL ASSOCIATED DEVICES TO REMAIN. ESCALATOR POWER IS WIRED TO LANDLORD PANEL, OUTSIDE OF THIS TENANT SPACE. E.C. SHALL MAKE SURE ALL COMPONENTS ARE IN GOOD WORKING CONDITION, AND REPORT BACK TO ROSS6 CM ANY DEFICIENCIES.
23. E.C. HAS THE OPTION TO RELOCATE AND REUSE EXISTING FIRE ALARM DEVICES AS REQUIRED TO MATCH LAYOUT INCLUDED ON THIS DRAWING. CONFIRM IN THE FIELD PRIOR TO BIDS AND WITH FIRE ALARM VENDOR.
24. PROVIDE POWER FOR PARKING VALIDATION MACHINE AS REQUIRED. CONFIRM IN THE FIELD, PRIOR TO BIDS.
25. EXISTING ELECTRIC HOT WATER HEATER - MAINTAIN CONNECTION TO CIRCUIT NOTED. REROUTE CIRCUIT THROUGH NEW LIGHTING CONTROL PANEL. FIELD VERIFY ALL REQUIREMENTS PRIOR TO BID.
26. INSTANT-FLOW TANKLESS WATER HEATER - 277V-1PH, 8.3KW. PROVIDE NON-FUSED DISCONNECT & INSTALL UNDER SINK. COORDINATE EXACT LOCATION WITH P.C. PRIOR TO ROUGH-IN.

N

POWER FLOOR PLAN - LEVEL 1 | SCALE 1/8" = 1' 0" | 1

ROSS DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
E2a

MCG ARCHITECTS 2022
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Dec. 23, 2022 - 14:26:18 DWG Name: G:\00-Work\01-Jobs\Active\2022\MCG\02-Ross Dress for Less\FL_Miami Beach (Sunset Harbour) 2541\13944_E2a-b.dwg Updated By: Kelly_Hersh

GENERAL POWER NOTES:

A. POWER OUTLETS TO BE HUBBELL, AS INDICATED, WITH GRAY DEVICES FOR DIRTY POWER; ALL LP OUTLETS ARE TO HAVE RED DEVICES AND NOR POWER OUTLETS (CLEAN POWER) ARE TO HAVE ORANGE DEVICES. ALL COVER PLATES ARE TO BE BRUSHED STAINLESS STEEL.

B. VI. = VERIFY EXACT LOCATION OF ALL OUTLETS AND DEVICES WITH ROSS FINAL FIXTURING PLAN AND ROSS G.M. PRIOR TO ROUGH-IN.

C. PROVIDE FOR EMS SYSTEM PURCHASE AND COMMISSIONING THROUGH EMS VENDOR.

D. IF LOCAL MUNICIPAL REGULATIONS/CODES REQUIRE LOW VOLTAGE ELECTRICAL WIRING (TELEPHONE, SIGNAL, MUSIC/PAGING SPEAKERS, ETC.) TO BE RUN IN EMT OR RIGID CONDUIT, THEN THE SCOPE OF WORK IS TO INCLUDE THE INSTALLATION OF THAT CONDUIT. IF SO, THE CONTRACTOR MUST OBTAIN AND VERIFY THE REQUIRED LAYOUT OF THE PHONES AND MUSIC/PAGING SYSTEM FROM THE ROSS CONSTRUCTION MANAGER.

E. EXPOSED EMT, CONDUIT AND SURFACE MOUNTED WIRING ARE NOT PERMITTED IN ANY FINISHED SPACE.

F. REFER TO EM5 PLANS FOR LOCATIONS OF TEMPERATURE SENSORS.

G. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL SERVICE AND TELEPHONE SERVICE ENTRANCE EQUIPMENT LOCATIONS AND REQUIREMENTS WITH THE G.C. AND THE ASSOCIATED UTILITY COMPANY PRIOR TO CONSTRUCTION.

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L. ROSS REQUIRES AN INDEPENDENT AND SECURE TELEPHONE AND DATA SERVICE WITH THE MPOE AT THE ROSS TELEPHONE BOARD LOCATED IN THE ROSS ELECTRICAL ROOM. NO EXCEPTION. THE SATISFACTORY COMPLETION OF THIS REQUIREMENT MAY NECESSITATE EARLY CONTACT AND COORDINATION WITH THE LOCAL TELEPHONE SERVICE PROVIDER.

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O. ACTIVE TELEPHONE SERVICE IS NECESSARY FOR THE SATISFACTORY COMPLETION OF THE FIRE ALARM SYSTEM INSTALLATION.

P. MINIMUM WIRE SIZE FOR 120 VOLT CIRCUITS IS #12 GAUGE COPPER.

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EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

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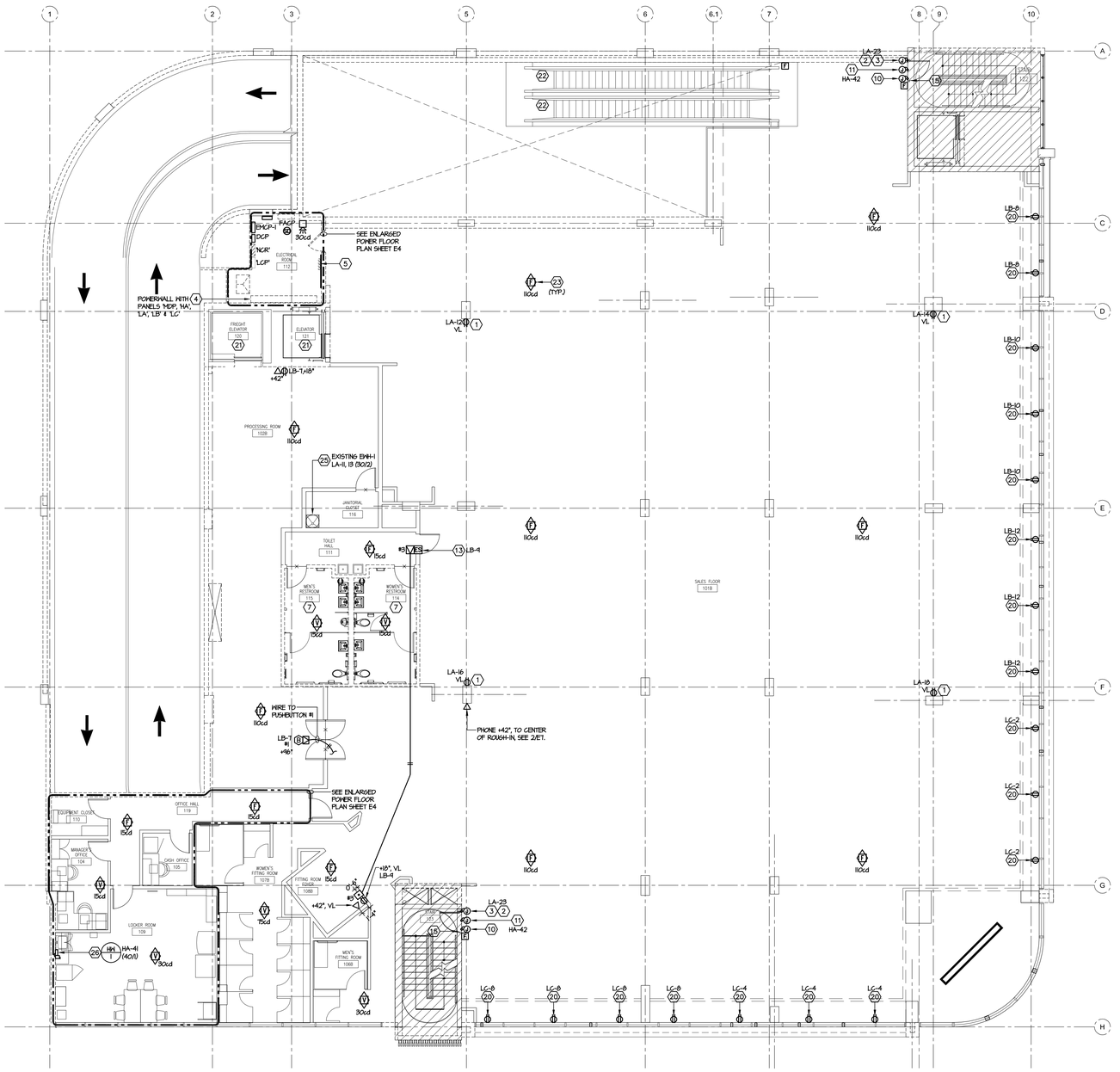
Seal



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26. INSTANT-FLOW TANKLESS WATER HEATER - 27TV-IPH, 8.3KW. PROVIDE NON-FUSED DISCONNECT & INSTALL UNDER SINK. COORDINATE EXACT LOCATION WITH P.C. PRIOR TO ROUGH-IN.

N

POWER FLOOR PLAN - LEVEL 2 | SCALE 1/8" = 1'0" | 1

ROSS DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
E2b

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

WIND DATA

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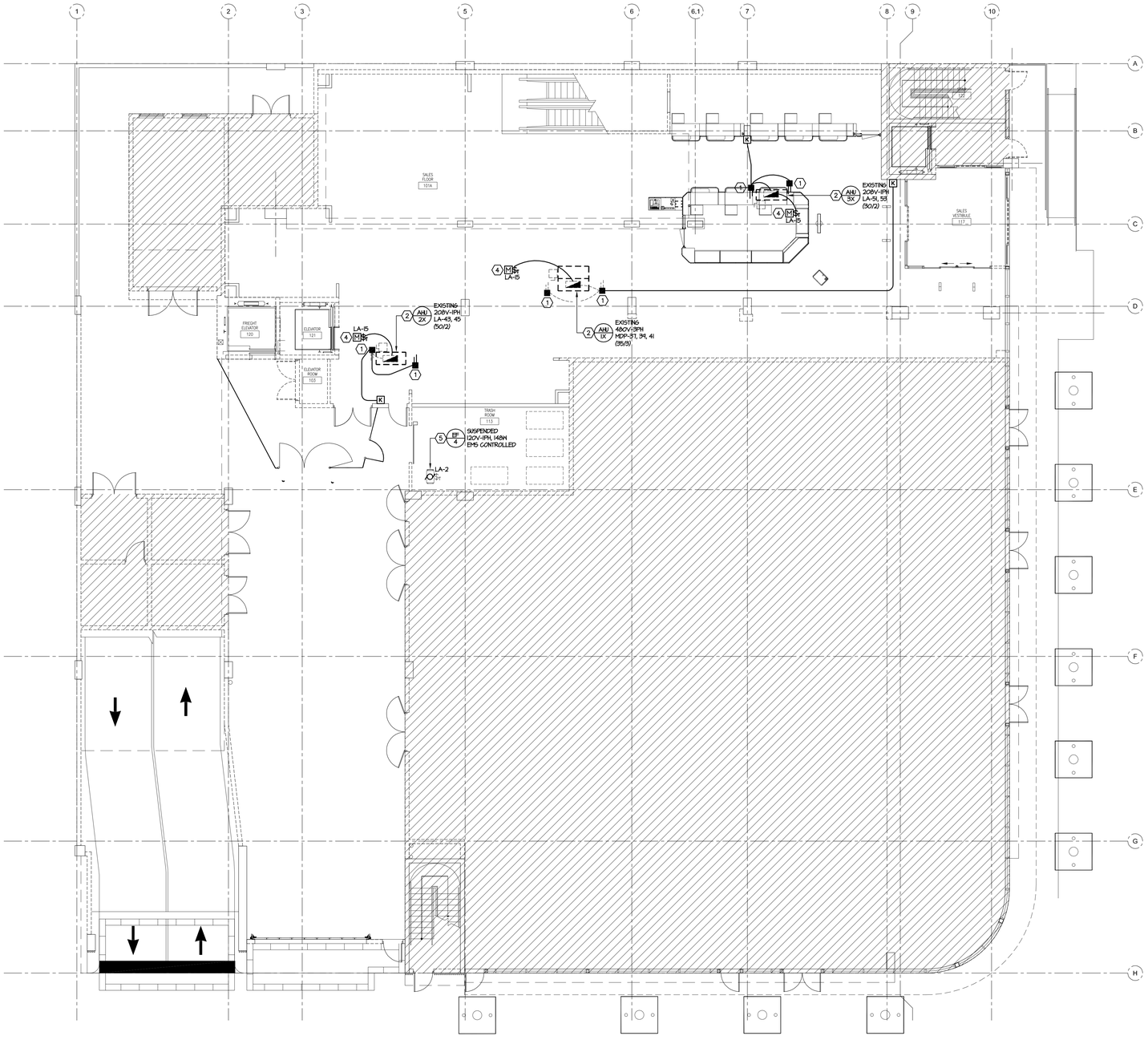
Seal



CODED NOTES: (NOT ALL MAY BE USED ON THIS DRAWING)

1. EXISTING DUCT SMOKE DETECTOR SERVING ASSOCIATED AIR HANDLING UNIT. M.C. TO PROVIDE ANY ADDITIONAL SMOKE DETECTORS NEEDED IN SUPPLY AND RETURN AIR SECTIONS OF UNIT. M.C. TO PROVIDE REMOTE TEST STATION. E.C. SHALL MAINTAIN EXISTING DUCT SMOKE DETECTOR WIRING BACK TO FIRE ALARM CONTROL PANEL, AND SHALL WIRE NEW DETECTOR/REMOTE TEST STATION AS SHOWN.
2. EXISTING AIR HANDLING UNIT TO REMAIN. E.C. SHALL CONFIRM PRIOR TO BIDS PROPER OPERATION OF ANY LOCAL DISCONNECT SWITCH AND REPLACE AS REQUIRED. MAINTAIN FEEDER BACK TO POWERWALL - CIRCUIT SHOWN FROM EXISTING PANEL SCHEDULES, CONFIRM IN THE FIELD.
3. EXISTING CONDENSING UNIT TO REMAIN. E.C. SHALL CONFIRM PRIOR TO BIDS PROPER OPERATION OF ANY LOCAL DISCONNECT SWITCH AND REPLACE AS REQUIRED. MAINTAIN FEEDER BACK TO POWERWALL - CIRCUIT SHOWN FROM EXISTING PANEL SCHEDULES, CONFIRM IN THE FIELD. MAINTAIN ANY CONTROL WIRING FROM CONDENSING UNIT TO ASSOCIATED INDOOR AIR HANDLING UNIT.
4. TWO-POSITION 120V MOTORIZED DAMPER. E.C. SHALL PROVIDED POWER AND INTERLOCK WITH AHU SUPPLY AIR FAN.
5. EXHAUST FAN PROVIDED BY M.C. WITH NON-FUSED DISCONNECT SWITCH.
6. EXHAUST FAN CONTROLLED BY LINE VOLTAGE THERMOSTAT AND EMS. REFER TO WIRING DIAGRAM DETAIL 15 ON SHEET E6.
7. EXISTING EXHAUST FAN - MAINTAIN CONNECTION TO CIRCUIT NOTED. REROUTE CIRCUIT THROUGH NEW LIGHTING CONTROL PANEL. FIELD VERIFY ALL REQUIREMENTS PRIOR TO BID.

2022
DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
E3a

N

MECHANICAL FLOOR PLAN - LEVEL 1

SCALE	
1/8" = 1'-0"	1

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Dec. 23, 2022 - 13:06:54 DWG Name: G:\00-Work\01-Jobs\Active\2022\MCG\02-Ross Dress for Less\FL_Miami Beach (Sunset Harbour) 2541\13944_E3a-c.dwg Updated By: Kelly_Hersh

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

McHenry & Associates Incorporated
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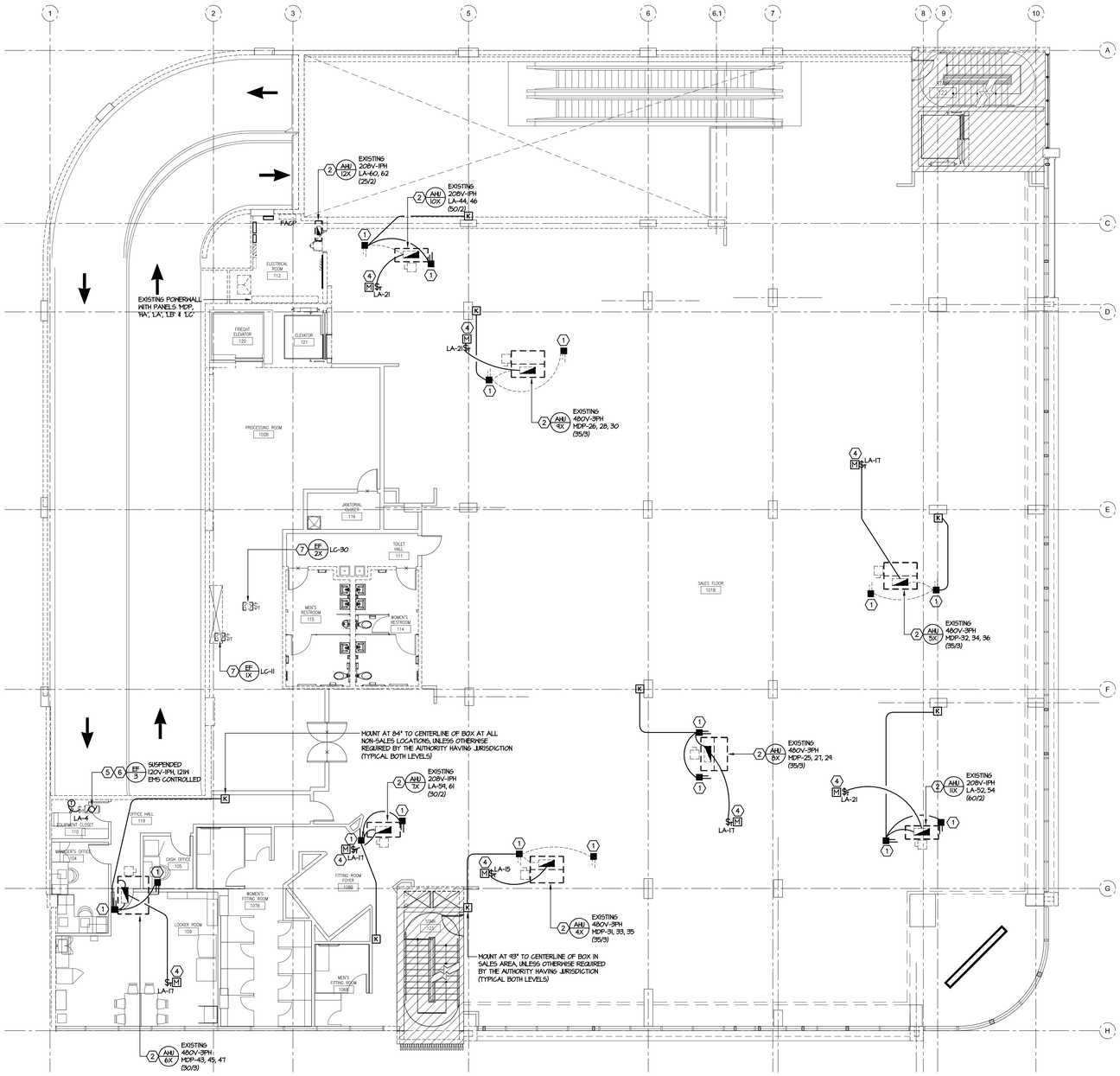

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6. EXHAUST FAN CONTROLLED BY LINE VOLTAGE THERMOSTAT AND EMS. REFER TO WIRING DIAGRAM DETAIL #5 ON SHEET E6.
7. EXISTING EXHAUST FAN - MAINTAIN CONNECTION TO CIRCUIT NOTED. REROUTE CIRCUIT THROUGH NEW LIGHTING CONTROL PANEL. FIELD VERIFY ALL REQUIREMENTS PRIOR TO BID.

N

MECHANICAL POWER FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"

1

2021 DRESS FOR LESS

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"SUNSET HARBOUR"
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MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
E3b

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WIND DATA

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EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
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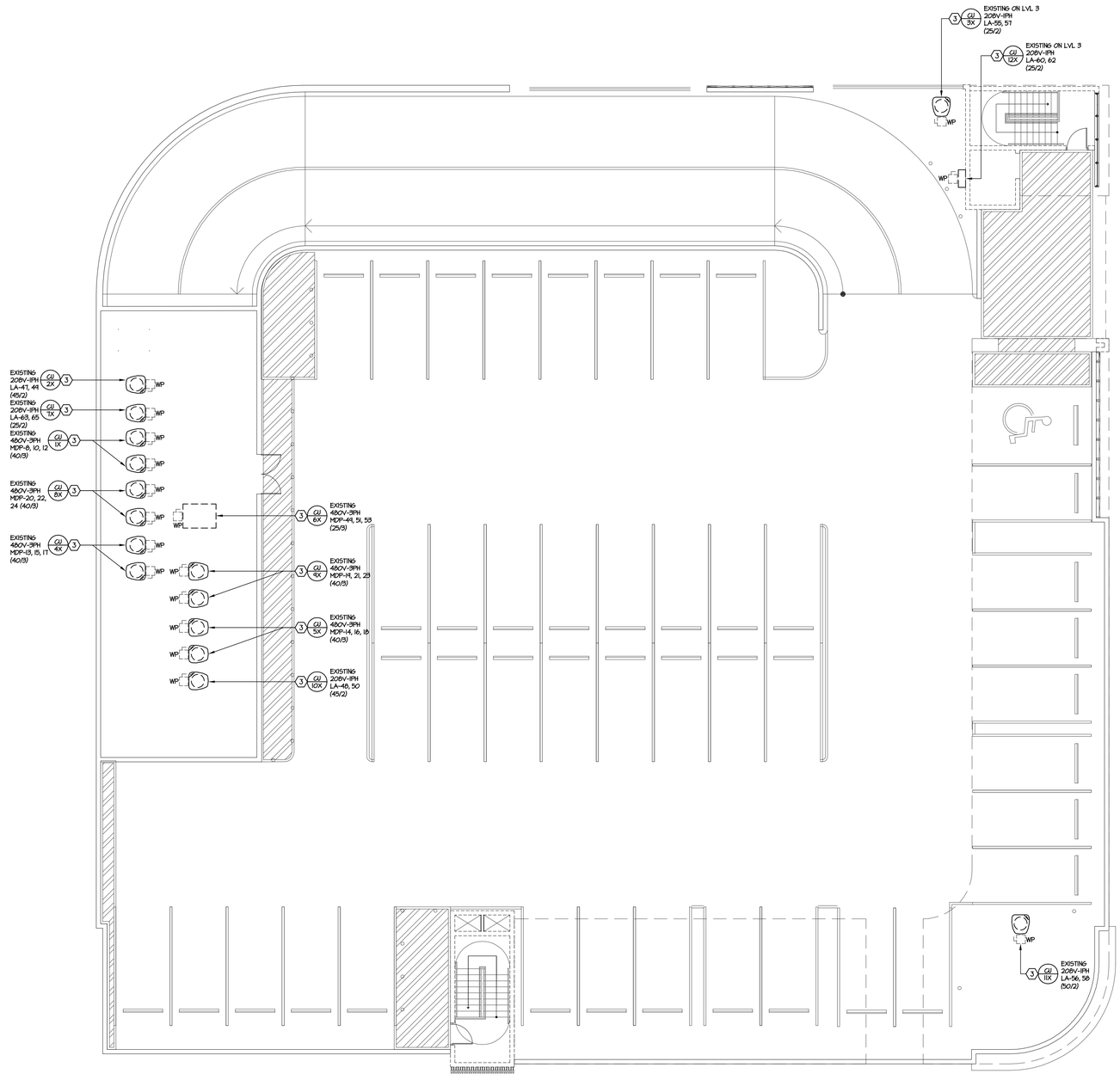
Seal



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5. EXHAUST FAN PROVIDED BY M.C. WITH NON-FUSED DISCONNECT SWITCH.
6. EXHAUST FAN CONTROLLED BY LINE VOLTAGE THERMOSTAT AND EMS. REFER TO WIRING DIAGRAM DETAIL #5 ON SHEET E6.
7. EXISTING EXHAUST FAN - MAINTAIN CONNECTION TO CIRCUIT NOTED. REROUTE CIRCUIT THROUGH NEW LIGHTING CONTROL PANEL. FIELD VERIFY ALL REQUIREMENTS PRIOR TO BID.

N

MECHANICAL POWER FLOOR PLAN - ROOF

SCALE 1/8" = 1'0"

1

2022
DRESS FOR LESS

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SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
E3c

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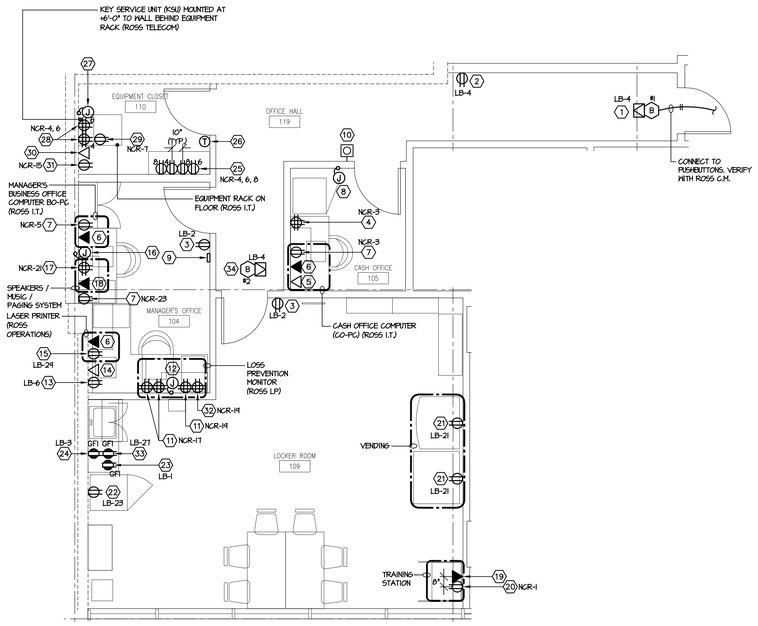


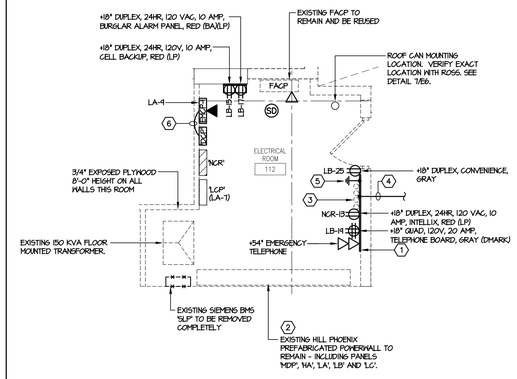
2 E4 ENLARGED OFFICE PART PLAN 1/4" = 1'-0"

NOTES:

1. DEVICE COLORS IDENTIFICATION: ORANGE FOR SP/AS CLEAN; GRAY FOR DIRTY; RED FOR LOSS PREVENTION.
2. ALL DEVICES OR ANY JUNCTION BOXES ARE TO HAVE STAINLESS STEEL COVERS.
3. STUB EMPTY CONDUITS TO REACHABLE LOCATION ABOVE CEILING WITH PULL STRING IN CONDUIT. PROVIDE NYLON BUSHING ON LARGER DIAMETER CONDUITS.
4. CASH OFFICE AND EQUIPMENT CLOSET HAVE HARD CEILINGS; STUB CONDUITS TO REACHABLE LOCATION ABOVE CEILING OF ADJACENT SPACE.
5. COORDINATE ROUGH-IN WITH WALL TYPE. SEE A4.1 AND A5.1.

CODED NOTES:

1. +120" (AT REACHABLE LOCATION ABOVE CEILING) SIGNAL 340A SERIES ADAPTABUZZER
2. +18" DUPLEX, GRAY, CONVENIENCE
3. +18" DUPLEX, GRAY, CONVENIENCE (ON WALL BELOW SWITCHES).
4. +42" SP/AS QUAD, ORANGE (ROSS OPERATIONS)
5. +42" PHONE BOX W/ 3/4" CONDUIT W/ PULL STRING STUBBED TO ACCESSIBLE LOCATION ABOVE MANAGER'S OFFICE CEILING (ROSS TELECOM)
6. +42" DATA BOX W/ 3/4" CONDUIT W/ PULL STRING STUBBED TO ACCESSIBLE LOCATION ABOVE MANAGER'S OFFICE CEILING
7. +42" SP/AS DUPLEX, ORANGE
8. +96" J-BOX W/ 3/4" CONDUIT W/ PULL STRING STUBBED TO ACCESSIBLE LOCATION ABOVE MANAGER'S OFFICE CEILING, WALL SPEAKER (ROSS I.T.)
9. +42" ENERGY MANAGEMENT SYSTEM OVERRIDE PANEL - SEE DETAIL 4/E6
10. +42" JUNCTION BOX FOR L.P. KEYPAD
11. +18" SP/AS QUAD, RED, DEDICATED 24 HOUR LP CIRCUIT
12. +15" 12"X12" J-BOX W/ TWO (2) 3" CONDUITS W/ PULL STRING STUBBED TO ACCESSIBLE LOCATION ABOVE CEILING, DVR. PROVIDE 4"X4" TRIM RING WITH STAINLESS STEEL COVER PLATE & 3" BUSHING.
13. +42" DUPLEX, GRAY (ROSS OPERATIONS), CONVENIENCE
14. SHARED TELEPHONE +42" PHONE BOX W/ 3/4" CONDUIT W/ PULL STRING STUBBED TO ACCESSIBLE LOCATION ABOVE CEILING (ROSS TELECOM), CONVENIENCE
15. +42" DUPLEX, GRAY
16. +54" J-BOX I-GANG W/ 3/4" CONDUIT W/ PULL STRING STUBBED TO ACCESSIBLE LOCATION ABOVE CEILING, MUSIC/PAGING (ROSS I.T.)
17. +64" (ABOVE SHELF) QUAD, GRAY, (ROSS I.T.)
18. +64" (ABOVE SHELF) DATA BOX W/ 1" CONDUIT W/ PULL STRING STUBBED TO ACCESSIBLE LOCATION ABOVE CEILING, (ROSS I.T.)
19. +18" DATA W/ 3/4" CONDUIT W/ PULL STRING STUBBED TO ACCESSIBLE LOCATION ABOVE SALES FLOOR CEILING, (ROSS I.T.)
20. +18" SP/AS DUPLEX, ORANGE, ON 24 HR. CIRCUIT (COMPUTER & ROSS I.T.)
21. +18" DUPLEX (300 W), GRAY, VENDING, DOI, (ROSS OPERATIONS), GFCI CIRCUIT BREAKER
22. +18" DUPLEX (6.5A) GRAY, REFRIGERATOR (ROSS OPERATIONS), GFCI CIRCUIT BREAKER
23. +42" DUPLEX, GFCI, GRAY (ROSS OPERATIONS)
24. +24" DUPLEX (UNDER COUNTERTOP-REFER TO DETAIL 2/A4.0), (650 W) GFCI, GRAY, MICROWAVE (ROSS OPERATIONS)
25. +54" DUPLEX (4) TOTAL AT 10" O.C. TYP. THIS WALL, GRAY, 24 HOUR CIRCUIT FOR MARK-DOWN EQUIPMENT (ROSS OPERATIONS / I.T.)
26. LINE THERMOSTAT - SEE DETAIL 5/E6
27. +42" 6"x6" J-BOX (BELOW SHELF) W/ TWO 2" CONDUITS W/ PULL STRINGS & NYLON BUSHINGS. ONE STUBBED TO AN ACCESSIBLE LOCATION ABOVE SALES FLOOR CEILING AND THE OTHER STUBBED TO AN ACCESSIBLE LOCATION ABOVE THE MANAGER'S OFFICE CEILING (ROSS I.T. / TELECOM). PROVIDE 4"X4" TRIM RING WITH STAINLESS STEEL COVER PLATE & 2" BUSHING.
28. +42" SP/AS (BELOW SHELF) 24 HOUR QUAD, ORANGE, RACK (ROSS I.T.)
29. +54" DUPLEX (ABOVE SHELF)120 VAC, 10 AMP, 24 HR SP/AS, ORANGE (KSU) (ROSS TELECOM)
30. +54" PHONE BOX (ABOVE SHELF) W/ 1" CONDUIT W/ PULL STRING STUBBED TO ACCESSIBLE LOCATION ABOVE SALES FLOOR CEILING (ROSS TELECOM). SPACE APART TO ALLOW FOR WALL MOUNT PHONE.
31. +54" SP/AS (ABOVE SHELF), 24 HOUR DUPLEX, ORANGE, ROUTER & MODEM (ROSS TELECOM)
32. +42" SP/AS QUAD, RED, DEDICATED 24 HOUR LP CIRCUIT
33. +64" DUPLEX (WITHIN WALL CABINET-REFER TO DETAIL 2/A4.0), (650 W) GFCI, GRAY, MICROWAVE (ROSS OPERATIONS)
34. +120" (AT REACHABLE LOCATION ABOVE CEILING) SIGNAL 340 SERIES ADAPTABEL



1 E4 ELECTRICAL ROOM PART POWER PLAN 1/4" = 1'-0"

CODED NOTES:

1. 4' X 8' X 3/4" PLYWOOD PHONE BOARD, PROVIDED BY E.C. VERIFY ALL REQUIREMENTS WITH TELEPHONE CO. AND ROSS C.M.
2. SEE PLAN E2 AND ONE-LINE DIAGRAM ON PLAN E5 FOR INFORMATION ON ELECTRICAL SERVICE REQUIREMENTS.
3. SEE PLAN E2 FOR INFORMATION ON TELEPHONE SERVICE REQUIREMENTS.
4. 2" DIAMETER OPEN CONDUIT W/ PULL STRING & NYLON BUSHINGS, STUBBED FROM BACKBOARD TO HIGH IN JOIST SPACE. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.
5. PROVIDE #6 AWG COPPER GROUND WIRE IN 3/4" CONDUIT TO MAIN BUILDING SERVICE GROUND
6. REFER TO EMS PLANS FOR WIRING FROM EMCP TO DCP.

WIND DATA

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Seal

ROSS DRESS FOR LESS

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REVISIONS
BID/PERMIT 12-28-2022

SCALE AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER E4

SYMBOLS

$	20A-120/277V SINGLE POLE TOGGLE SWITCH, HUBBELL, TYPE CS1221
$T	20A-300V MANUAL STARTING SWITCH W/ THERMAL OVERLOAD RELAY- IF NOT INTEGRAL TO MOTOR - FLUSH MOUNTED IN WALL AND SURFACE MOUNTED AT EQUIPMENT ROOMS SQUARE D CLASS 2510 (OR APPROVED)
$OS	120/277V INFRARED WALL SWITCH OCCUPANCY SENSOR - WATTSTOPPER WPH-100
$OD	0-10 VOLT DIMMER SWITCH & OCCUPANCY/VACANCY SENSOR, LUTRON MS-ZI01-XX
$D	0-10 VOLT DIMMER SWITCH- LUTRON MSTSV-DV-XX WITH STAINLESS STEEL COVER PLATE.
PC	DIMMING MODULE POWER PACK- LUTRON HPP-DV
OS	OCCUPANCY SENSOR - LUTRON #LOS-CDT-500-WH
OH	OCCUPANCY SENSOR - LUTRON #LOS-CDT-2000-WH
PC	PHOTOCELL PROVIDED BY ASSIGNED EMS VENDOR. REFER TO EMS PLANS FOR ADDITIONAL INFORMATION.
	20A-125 V SINGLE RECEPTACLE, HUBBELL, TYPE 5361 (GRAY), 18" AFF U.N.O.
	20A-125 V DUPLEX RECEPTACLE, HUBBELL, TYPE CR5362 (GRAY), 18" AFF U.N.O.
	SAME AS ⓓ EXCEPT MOUNTED ABOVE COUNTER
GFCI	SAME AS ⓓ EXCEPT WITH INTEGRAL "GFI" PROTECTION, HUBBELL TYPE GFR5362SG
	SAME AS ⓓ EXCEPT 2 MOUNTED IN 2 GANG BOX WITH SINGLE COVER PLATE.
WP	20A-125 V WEATHER RESISTANT DUPLEX WITH WEATHERPROOF SINGLE WHILE IN USE' COVER AND INTEGRAL GFCI PROTECTION, HUBBELL GFR5362SG AND RWB1500
SP/SG	SURGE PROTECTED RECEPTACLE. PASS & SEYMOUR 15A DUPLEX/MODEL 1653G2OSP ORANGE.
	FLUSH FLOOR MOUNTED BRUSHED NICKEL DUPLEX RECEPTACLE WITH CONCEALED FEED AND FLUSH HINGED COVER. USE CONCEALED UNDER SLAB DISTRIBUTION. HUBBELL, TYPE B2436 FLOOR BOX WITH HUBBELL, TYPE SA-3825 COVER.
	DATA OUTLET, MOUNTING HEIGHT AS NOTED, (VERIFY LOCATIONS PRIOR TO INSTALLATION). PROVIDE PLASTER RING AND CONDUIT WITH PULL-STRING STUBBED TO ABOVE CEILING (TYPICAL GWB INSTALLATION OR SIMILAR PER MOUNTING CONDITION. ROSS INSTALLER WILL PROVIDE AND INSTALL WIRE & JACK.
	TELEPHONE 42" AT MANAGERS, 42" A.F.F. AT SALES FLOOR, U.O.N. (NOTE: SALES FLOOR PHONES ARE NOT PUBLIC PHONES AND AS SUCH MAY NOT BE REQUIRED TO BE ACCESSIBLE; ARCHITECT OF RECORD MUST VERIFY). LOCATIONS SHOWN FOR CONCEPT AND MUST BE VERIFIED THROUGH THE ROSS CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION. PROVIDE PLASTER RING AND CONDUIT WITH PULL-STRING STUBBED TO ABOVE CEILING (TYPICAL GWB INSTALLATION OR SIMILAR PER MOUNTING CONDITION. COLUMN MOUNTED DEVICES ARE TO BE FED CONCEALED FROM WITHIN TUBE, CONFIRM LOCATIONS AND PROVIDE FEED HOLES WITH PULL WIRES. ROSS INSTALLER WILL PROVIDE AND INSTALL WIRE, JACK AND PHONE.
J	STANDARD JUNCTION BOX SIZED PER N.E.C. AND SUPPORTED INDEPENDENT OF CONDUIT SYSTEM
	HEVI-DUTY 3 POLE FUSIBLE DISCONNECT SWITCH W/FUSETRONS SIZED AS NOTED OR AT 125% OF ACTUAL MOTOR NAMEPLATE RATING-SWITCH SIZE AS NOTED N.F. DENOTES NON-FUSIBLE-MOUNTED AT EQUIPMENT M.P. DENOTES WEATHERPROOF-MOUNTED AT EQUIPMENT 00/000 = DISCONNECT SIZE / FUSE SIZE - MOUNTED AT EQUIPMENT
	PREWIRED UNIT CONTROL PANEL-CONNECT AND WIRE PER MFGRS. WIRING DIAGRAMS. PROVIDE DISCONNECT SWITCH AS REQUIRED BY N.E.C.
	MOTOR CONNECTION AS NOTED-CONNECT WITH FLEXIBLE OR SEALTIGHT CONDUIT
T	THERMOSTAT CONNECTION, THERMOSTAT FURNISHED & INSTALLED BY M.C., WIRED BY E.C.
M	MOTORIZED DAMPER CONNECTION, DAMPER PROVIDED BY M.C., WIRED BY E.C.
5555	120/208V - 3 PHASE - 4 WIRE ELECTRICAL BRANCH CIRCUIT PANEL
	480/277V - 3 PHASE - 4 WIRE ELECTRICAL BRANCH CIRCUIT PANEL

	CONDUIT RUN EXPOSED, OVERHEAD, CONCEALED ABOVE CEILING OR IN HALL. CROSSHATCHES DENOTE NUMBER OF #12 AWG COPPER CONDUCTORS UNLESS NOTED OTHERWISE. IF NO CONDUCTORS ARE SHOWN PROVIDE 2 #12 + GND. MINIMUM OR AS REQUIRED
	CONDUIT RUN IN OR BELOW FLOOR SLABS - MAINTAIN 2" MINIMUM CONCRETE COVER ABOVE CONDUIT - CROSSHATCHES DENOTE NUMBER OF #12 AWG COPPER CONDUCTORS UNLESS NOTED OTHERWISE. IF NO CONDUCTORS ARE SHOWN PROVIDE 2 #12 + GND. MINIMUM OR AS REQUIRED
KP	+42" SECURITY KEYPAD. PROVIDE J-BOX WITH 3/4" CONDUIT STUBBED TO ACCESSIBLE LOCATION ABOVE CEILING WITH PULL-STRING. KEYPAD AND WIRING BY ROSS INSTALLER.
#1 #2	PUSH-BUTTON +42" A.F.F. U.N.O., USE STAINLESS STEEL FASTENERS AND PROVIDE WATERTIGHT INSTALLATION, CARLON #DH1201. CONNECT TO MATCHING BELL OR BUZZER NUMBER
DS #3	PROVIDE VON DUPRIN - MODEL 6211 ELECTRIC STRIKE AND LOCKNETICS (BY SCHLAGE) 7031RD MOMENTARY HALL SWITCH. UNLOCKING OF LATCH TO BE AUDIBLE.
B #1	MOUNT BUZZER ABOVE CEILING AT OFFICE HALL. WALL MOUNTED (48'-0" A.F.F.) ALL OTHER LOCATIONS. CONNECT TO PUSH BUTTON OF MATCHING NUMBER. BUZZER SOUND LEVELS MUST BE ADJUSTABLE AND BE AUDIBLE WITHIN 75-FT OF LOCATION, 24V SYSTEM. EDWARDS 874OA SERIES ADAPTABUZZER.
B #2	MOUNT BELL ABOVE CEILING AT OFFICE HALL OR CUSTOMER SERVICE. WALL MOUNTED (48'-0" A.F.F.) ALL OTHER LOCATIONS. CONNECT TO PUSH BUTTON OF MATCHING NUMBER. BELL SOUND LEVELS MUST BE ADJUSTABLE AND BE AUDIBLE WITHIN 75-FT OF LOCATION, 24V SYSTEM. EDWARDS 874O SERIES ADAPTABELL.
	DOORBELL TRANSFORMER MOUNTED ABOVE CEILING OR ON WALL, EDWARDS TO MATCH BELL/BUZZER.
C	CONTACTOR - AMPACITY AND POLES AS NOTED WITH NEMA 1 ENCLOSURE

FIRE ALARM SYMBOLS

F	FIRE ALARM SYSTEM MANUAL PULL STATION - PROVIDE WITH VANDAL RESISTANT PLASTIC GUARDS (FLUSH MOUNTED, TOP OF OPERATING HANDLE AT 46" A.F.F.) - TO MATCH EXISTING SYSTEM.
ANN	FIRE ALARM SYSTEM SIGNAL HORN WITH ADA STROBE, FLUSH MOUNTED 12" BELOW CEILING (ENTIRE STROBE MUST BE WITHIN 80" - 96" A.F.F.) - TO MATCH EXISTING SYSTEM. CANDELA RATING AS SHOWN. 110cd UNLESS NOTED OTHERWISE.
cd	FIRE ALARM SYSTEM SIGNAL HORN WITH ADA STROBE, FLUSH MOUNTED IN CEILING - TO MATCH EXISTING SYSTEM. CANDELA RATING AS SHOWN. 110cd UNLESS NOTED OTHERWISE.
SD	FIRE ALARM SYSTEM SMOKE DETECTOR - TO MATCH EXISTING SYSTEM.
FACP	EXISTING FIRE ALARM SYSTEM CONTROL PANEL
ANN	FIRE ALARM SYSTEM REMOTE ANNUNCIATOR PANEL - TO MATCH EXISTING SYSTEM.
	DUCT SMOKE DETECTOR - TO MATCH EXISTING SYSTEM.
FS	SPRINKLER SYSTEM FLOW SWITCH
TS	SPRINKLER SYSTEM TAMPER SWITCH
V cd	FIRE ALARM ADA STROBE LIGHT (ENTIRE STROBE MUST BE WITHIN 80" - 96" A.F.F.) - TO MATCH EXISTING SYSTEM. CANDELA RATING AS SHOWN. 110cd UNLESS NOTED OTHERWISE.
cd	FIRE ALARM ADA STROBE LIGHT MOUNTED IN CEILING - TO MATCH EXISTING SYSTEM. CANDELA RATING AS SHOWN. 110cd UNLESS NOTED OTHERWISE.
K	DUCT SMOKE DETECTOR REMOTE TEST SWITCH AND ALARM LIGHT
EM	FIRE ALARM SYSTEM CONTROL MODULE - TO MATCH EXISTING SYSTEM.
MM	FIRE ALARM SYSTEM MONITOR MODULE - TO MATCH EXISTING SYSTEM.
KB	FIRE ALARM SYSTEM KNOX BOX - CONFIRM TYPE WITH LOCAL FIRE MARSHAL

SYMBOL LEGEND GENERAL NOTES:

1. ALL TOGGLE SWITCHES ARE TO BE FLUSH MOUNTED AT 42" A.F.F. TO CENTER LINE OF BOX AND BE PROVIDED WITH A STAINLESS STEEL COVER PLATE TO MATCH DEVICE. COLOR OF DEVICES TO BE GRAY UNLESS OTHERWISE NOTED.
2. ALL RECEPTACLES, TELEPHONE, ETC. ARE TO BE FLUSH MOUNTED. WHERE MOUNTING HEIGHTS ARE GIVEN, ALL MEASUREMENTS ARE TO CENTERLINE OF BOX. ALL DEVICES SHALL BE PROVIDED WITH STAINLESS STEEL COVER PLATES TO MATCH THE DEVICE. COLOR OF THE DEVICE PER PLANS. ALL BACK-TO-BACK DEVICES TO BE OFFSET HORIZONTALLY 6" MINIMUM.
3. THE EXACT LOCATION AND MOUNTING HEIGHT OF ALL SWITCHES, OUTLETS, ETC., ARE TO BE PER THE ROSS AE-1 DRAWING. IF LOCATIONS AND MOUNTING HEIGHTS ARE NOT SHOWN, REQUEST LOCATIONS PRIOR TO ROUGH-IN. CONFIRM EQUIPMENT OUTLET LOCATIONS WITH EQUIPMENT REQUIREMENTS. COMPLY WITH A.D.A. REQUIREMENTS.
4. SWITCHES AND DEVICES TO BE AS SPECIFIED LEVITON, OR P & S AS ACCEPTABLE ALTERNATES FOR SPECIFICATION GRADES.
5. NO ITEMS ARE TO BE SCALED OFF THE ELECTRICAL DRAWINGS. ALL DIMENSIONS SHOWN MUST BE VERIFIED WITH THE TENANT PRIOR TO ROUGH-IN.

LIGHTING FIXTURE SCHEDULE (AMERICAN WHOLESALE) NO EXCEPTIONS

TYPE	DESCRIPTION	MOUNTING	LAMPS/ LIGHT ENGINE	FIXTURE WATTS	VOLTS	MANUFACTURER	CATALOG NO.
A	2'x4' LED TROFFER WITH PRISMATIC LENS & 0-10V DIMMING DRIVER	RECESSED GRID	PROVIDED W/ UNIT - 4800 LUMENS	38	120/277	METALUX	2SGRL214-U-D
AA	8' LED STRIP FOR SALES AREA WITH 0-10V DIMMING DRIVER	PENDANT 14'-0" A.F.F.	PROVIDED W/ UNIT - 6822 LUMENS	56	120/277	METALUX	SE9/L26-U-D
B	2'x4' LED TROFFER WITH PRISMATIC LENS, 0-10V DIMMING DRIVER & EMERGENCY BATTERY PACK (1400 LUMENS)	RECESSED GRID	PROVIDED W/ UNIT - 4800 LUMENS	38	120/277	METALUX	2SGRL214-U-D-EM4
BB	8' LED STRIP FOR SALES AREA WITH 0-10V DIMMING DRIVER & EMERGENCY BATTERY PACK (1400 LUMENS)	PENDANT 14'-0" A.F.F.	PROVIDED W/ UNIT - 6822 LUMENS	56	120/277	METALUX	SE9/L26-U-D-EM4
C	8' LED STRIP FOR VALANCE WITH 0-10V DIMMING DRIVER	VALANCE	PROVIDED W/ UNIT - 6822 LUMENS	56	120/277	METALUX	SE9/L26-U-D
CC	4' LED STRIP FOR SALES AREA WITH 0-10V DIMMING DRIVER	PENDANT 14'-0" A.F.F.	PROVIDED W/ UNIT - 3411 LUMENS	28	120/277	METALUX	SE4/L13-U-D
D	4' LED STRIP FOR VALANCE WITH 0-10V DIMMING DRIVER	VALANCE	PROVIDED W/ UNIT - 3411 LUMENS	28	120/277	METALUX	SE4/L13-U-D
DD	4' LED STRIP FOR SALES AREA WITH 0-10V DIMMING DRIVER & EMERGENCY BATTERY PACK (1400 LUMENS)	PENDANT 14'-0" A.F.F.	PROVIDED W/ UNIT - 3411 LUMENS	28	120/277	METALUX	SE4/L13-U-D-EM4
F	2'x4' LED TROFFER WITH PRISMATIC LENS, 0-10V DIMMING DRIVER, AND FLANGE FOR HARD CEILING	RECESSED DRYWALL	PROVIDED W/ UNIT - 4800 LUMENS	38	120/277	METALUX	2SFRL214-U-D
G	2' LED STRIP FOR VALANCE WITH 0-10V DIMMING DRIVER	VALANCE	PROVIDED W/ UNIT - 1700 LUMENS	14	120/277	METALUX	SE2/L7-U-D
K	8' LED STRIP WITH 0-10V DIMMING DRIVER & EMERGENCY BATTERY PACK (1400 LUMENS)	RIGID PENDANT AS HIGH AS POSSIBLE	PROVIDED W/ UNIT - 6822 LUMENS	56	120/277	METALUX	SE9/L26-U-D-EM4
K1	4' LED STRIP WITH 0-10V DIMMING DRIVER & EMERGENCY BATTERY PACK (1400 LUMENS)	RIGID PENDANT AS HIGH AS POSSIBLE	PROVIDED W/ UNIT - 3411 LUMENS	28	120/277	METALUX	SE4/L13-U-D-EM4
R	8' LED STRIP WITH 0-10V DIMMING DRIVER	RIGID PENDANT AS HIGH AS POSSIBLE	PROVIDED W/ UNIT - 6822 LUMENS	56	120/277	METALUX	SE9/L26-U-D
R1	4' LED STRIP WITH 0-10V DIMMING DRIVER	RIGID PENDANT AS HIGH AS POSSIBLE	PROVIDED W/ UNIT - 3411 LUMENS	28	120/277	METALUX	SE4/L13-U-D
S	2'x4' LED TROFFER WITH PRISMATIC LENS, 0-10V DIMMING DRIVER, FLANGE FOR HARD CEILING, & EMERGENCY BATTERY PACK (1400 LUMENS)	RECESSED DRYWALL	PROVIDED W/ UNIT - 4800 LUMENS	38	120/277	METALUX	2SFRL214-U-D-EM4
V	4' LED STRIP WITH 0-10V DIMMING DRIVER	SURFACE	PROVIDED W/ UNIT - 3411 LUMENS	28	120/277	METALUX	SE4/L13-U-D
	SELF-CONTAINED EXIT SIGN WITH GREEN LETTERS, ADD UNITS AS REQUIRED BY LOCAL CODE	PENDANT/C.G MOUNT AS REQ'D	PROVIDED W/ FIXTURE	7	120/277	SURE-LITES	SFEXEMB-SD
	SELF-CONTAINED EXIT SIGN WITH GREEN LETTERS, ADD UNITS AS REQUIRED BY LOCAL CODE	PENDANT/C.G MOUNT AS REQ'D	PROVIDED W/ FIXTURE	7	120/277	SURE-LITES	DFEXEMB-SD
EM	REMOTE EMERGENCY HEAD, ADJUSTABLE, RATED FOR WET LOCATIONS AND OUTDOOR USE - WITH TWIN LED HEADS & WHITE FINISH	AS REQUIRED	PROVIDED W/ FIXTURE	5	6VDC	SURE-LITES	LRE-M-50-D-W
EB	BATTERY PACK ONLY - FOR REMOTE HEAD CAPABILITY - LOCATE ABOVE ACCESSIBLE CEILING WHERE NECESSARY.	AS REQUIRED	BATTERY PACK ONLY	12	120/277	SURE-LITES	CC5-0-WH

NOTES:

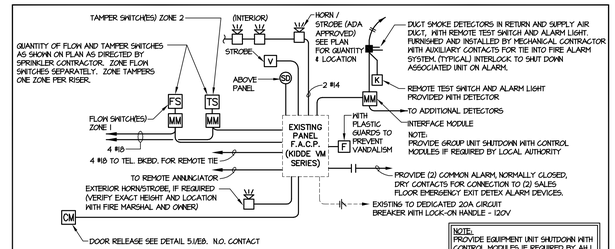
1. ALL EXIT SIGNS TO HAVE GREEN LETTERS WITH 6" X 3/4" LETTERS AND 90 MINUTES OF BATTERY BACKUP.
2. ALL RECESSED DOWN LIGHTS ARE TO HAVE INTEGRAL THERMAL PROTECTION.
3. ALL ACRYLIC LENSES ARE TO BE .125" THICK MINIMUM.
4. CONFIRM ALL FIXTURE VOLTAGES WITH CIRCUITING ON PLAN.
5. LIGHTING TO BE COORDINATED AND PROCURED FROM AMERICAN WHOLESALE LIGHTING. NO SUBSTITUTIONS ALLOWED!
6. MANUFACTURER TO VERIFY FIXTURE CATALOG NUMBER WITH THE DESCRIPTION OF THE FIXTURE AND CIRCUITING ON THE PLANS.
7. NO FIXTURES ALLOWED ON WALLS WHERE SHELVING PARTITIONS OR GRAPHICS OCCUR. COORDINATE WITH ROSS C.M.
8. ALL BATTERY BACKUP FIXTURES SHALL HAVE MINIMUM LUMEN OUTPUT AS LISTED, AND PROVIDE 90 MINUTES OF BATTERY BACKUP.

GENERAL NOTES:

A. ELECTRICAL CONTRACTOR TO CONFIRM ALL REQUIREMENTS AND LOCATIONS OF ALL EXIT SIGNS, EMERGENCY LIGHTS AND FIRE ALARM DEVICES WITH LOCAL FIRE AUTHORITIES PRIOR TO ROUGH-IN.

B. ELECTRICAL CONTRACTOR TO CONFIRM LIGHT FIXTURE CATALOG NUMBERS WITH ALL LIGHT FIXTURES SPECIFIED ON PLANS FOR FIXTURE TRIMS, VOLTAGES, LAMPS ETC.

NOTE: ALL TENANT LIGHTING BOTH INTERIOR AND EXTERIOR IS TO BE OBTAINED FROM AND SUPPLIED BY AMERICAN WHOLESALE LIGHTING. NO EXCEPTIONS. SEE SHEET A0.0 FOR CONTACT INFORMATION.



NOTE: PROVIDE EQUIPMENT UNIT SHUTDOWN WITH CONTROL MODULES IF REQUIRED BY AHJ.

NOTES:

1. FURNISH AND INSTALL A COMPLETE, FULLY OPERATIONAL AND FULLY CODE COMPLIANT, ELECTRICALLY SUPERVISED, CLOSED CIRCUIT FIRE ALARM SYSTEM INCLUDING CONDUIT, WIRES, BOXES, SMOKE DETECTORS, DUCT SMOKE DETECTORS, FIRE ALARM ANNUNCIATOR WITH REMOTE KEYPAD, HEAT DETECTORS, MANUAL PULL STATIONS, AUDIO/VISUAL SIGNAL DEVICES, AND SPRINKLER WATER FLOW AND SUPERVISORY SWITCHES. THE SPRINKLER SWITCHES SHALL BE PROVIDED UNDER WORK SPECIFIED IN THE PROJECT ENGINEERING SPECIFICATION, AND CONNECTED TO THE FIRE ALARM SYSTEM BY THE FIRE ALARM SUPPLIER.
2. ALL EQUIPMENT COMPRISING THE FIRE ALARM SYSTEM SHALL BE LISTED, LABELED OR APPROVED BY UNDERWRITERS LABORATORIES, INC. FOR USE AS FIRE ALARM EQUIPMENT.
3. NEW COMPONENTS SHALL MATCH EXISTING SYSTEM - CONFIRM ALL REQUIREMENTS IN THE FIELD.
4. PROVIDE WITH EACH DUCT SMOKE DETECTOR ONE REMOTE INDICATOR/TEST SWITCH, ONE SET OF SAMPLING TUBES, AND ONE END-OF-LINE POWER SUPERVISION RELAY.
5. PROVIDE END-OF-LINE POWER SUPERVISION RELAY FOR EACH ZONE OF SMOKE DETECTORS.
6. CONCEAL ALL WIRING EXCEPT IN AREA WHERE OTHER CONDUIT AND PIPING ARE EXPOSED.
7. CODE AND IDENTIFY ALL CONDUCTORS APPROPRIATELY AND PERMANENTLY BY NUMBER AND COLOR FOR THE PURPOSE OF IDENTIFICATION AND SERVICING OF THE SYSTEM WITHIN THE CONTROL PANEL AND AT EACH POINT OF TERMINATION OUTSIDE OF THE CONTROL PANEL.
8. IF CELLULAR COMMUNICATOR IS NOT PERMITTED, SCHEDULE AND COORDINATE SYSTEM CONNECTION TO TWO DEDICATED TELEPHONE LINES (LINE 6 PRIMARY, LINE 3 SECONDARY) THROUGH THE ASSIGNED ROSS CONSTRUCTION REPRESENTATIVE.
9. THE REMOTE KEYPAD/ANNUNCIATOR IS TO BE MOUNTED ON THE FIRE ALARM CONTROL PANEL UNLESS REQUIRED TO BE MOUNTED ELSEWHERE BY LOCAL CODE AND AUTHORITY HAVING JURISDICTION.
10. AT AN APPROPRIATE TIME SCHEDULED PRIOR TO TURNOVER, THE FIRE ALARM SYSTEM SUPPLIER-INSTALLER IS TO MAKE THE FINAL CONNECTION AND COMMENCE FIRE ALARM SYSTEM MONITORING. TURNOVER IS NOT COMPLETE WITHOUT COMMENCEMENT OF SYSTEM MONITORING.
11. THE FIRE ALARM SYSTEM SUPPLIER-INSTALLER IS TO PRE-PROGRAM THE CONTROL PANEL AS A FULLY OPERATIONAL LOCAL SYSTEM A

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

McHenry & Associates Incorporated
MC&A
Consulting Engineers est. 1960
25001 Emery Road, Suite #200
Warrensville Heights, Ohio 44128
Phone: 216-292-4696
Fax: 216-292-5874
Email: mail@mchenryassociates.com
Florida Business #0005282

mcgarchitecture.com
CLEVELAND DENVER MIAMI NEW YORK SAN FRANCISCO
Seal

MAIN DISTRIBUTION PANEL

	LOAD (KVA)	D.F.	NEC LOAD (KVA)
NON-CONTINUOUS LOADS			
– RECEPTACLES AT 180 VA EACH	14.02	NEC	12.01
– HVAC LOAD (GREATER OF HEATING/COOLING)	159.50	100%	159.50
HEATING = 0.00 KVA			
COOLING = 159.50 KVA			
– MISCELLANEOUS	166.48	100%	166.48
CONTINUOUS LOADS			
– GENERAL LIGHTING	74.76	100%	74.76
NEC METHOD= 74.76 KVA			
24,919 SQ. FT. X 3.0 VA / SQ. FT.			
ACTUAL LOAD= 23.77 KVA			
– OUTSIDE SIGN CIRCUITS	4.80	125%	6.00
4 X 1200 VA/EA. =			
– SHOW WNDOW LIGHTING	35.00	125%	43.75
175 FEET X 200 VA/FT =			
– HOT WATER HEATER	12.81	125%	16.01
MINIMUM SIZE SERVICE			
– SUB TOTAL NON-CONTINUOUS LOADS			337.99
– SUB TOTAL CONTINUOUS LOADS			140.52
		TOTAL =	478.51 KVA
SERVICE VOLTAGE = 480			
PHASE = 3		AMPS =	575.56

PANEL MDP
VOLTAGE: 480/277 — MAINS: M.L.O. — LOCATION: ELECTRICAL ROOM
PH & WIRES: 3P 4W — AIC RATING: 65,000 — FEEDER AMPACITY: 600
BUSSING AMPS: 600 — MOUNTING: POWERWALL — REMARKS: EXISTING PANEL TO REMAIN MODIFY AS INDICATED

	LOAD DESCRIPTION	KVA	P	AMP	CCT	WIRE	KVA LOADS PH A	PH B	PH C	WIRE	CCT	AMP	P	KVA	LOAD DESCRIPTION	
		38.15			1		38.15	---	---							
X	PANEL 'LA'	35.45	3	225	3	–	---	35.45	---							
	(VIA 150 KVA TRANSFORMER T-1)	36.62			5		---	---	36.62							
		7.47			7		14.97	---	---	–	8			7.50		
X	PANEL 'HA'	7.50	3	100	9	–	---	15.00	---		10	40	3	7.50	CU-1X	X
		16.61			11		---	---	24.11		12			7.50		
		7.50			13		15.00	---	---		14			7.50		
X	CU-4X	7.50	3	40	15	–	---	15.00	---	–	16	40	3	7.50	CU-5X	X
		7.50			17		---	---	15.00		18			7.50		
		7.50			19		15.00	---	---		20			7.50		
X	CU-9X	7.50	3	40	21	–	---	15.00	---	–	22	40	3	7.50	CU-8X	X
		7.50			23		---	---	15.00		24			7.50		
		6.50			25		13.00	---	---		26			6.50		
X	AHU-8X	6.50	3	35	27	–	---	13.00	---	–	28	35	3	6.50	AHU-9X	X
		6.50			29		---	---	13.00		30			6.50		
		6.50			31		13.00	---	---		32			6.50		
X	AHU-4X	6.50	3	35	33	–	---	13.00	---	–	34	35	3	6.50	AHU-5X	X
		6.50			35		---	---	13.00		36			6.50		
		6.50			37		6.50	---	---		38					
X	AHU-1X	6.50	3	35	39	–	---	6.50	---		40	–	3		SPACE	
		6.50			41		---	---	6.50		42					
		6.00			43		6.00	---	---		44			0.00		
X	AHU-6X	6.00	3	30	45	–	---	6.00	---		46	30	3	0.00	SPARE	XRW
		6.00			47		---	---	6.00		48			0.00		
		5.00			49		5.00	---	---		50			0.00		
X	CU-6X	5.00	3	25	51	–	---	5.00	---	–	52	15	3	0.00	LCP-DEMAND METER	N
		5.00			53		---	---	5.00		54			0.00		
		CONNECTED AMPS:		462.85			126.62	123.96	134.23		CONNECTED KVA:			384.80		

NOTES:
H = INDICATES HACR RATED CIRCUIT BREAKER
N = INDICATES NEW CIRCUIT BREAKER TO BE INSTALLED MATCHING EXISTING POWERWALL LISTING
X = INDICATES EXISTING CIRCUIT TO REMAIN
XRW = INDICATES EXISTING CIRCUIT BREAKER SHALL BE USED FOR NEW CIRCUIT OR MADE SPARE FOLLOWING DEMOLITION

Demand Load Amps = 510.86

FEEDER SCHEDULE - 1 PHASE

(NOT ALL DESIGNATIONS MAY BE USED)

DESIGNATION	PHASE	QTY. OF SETS	UNGROUNDED CONDUCTORS Qty.	UNGROUNDED CONDUCTORS Size	GROUNDED CONDUCTOR Size	EQUIPMENT GROUND CONDUCTOR Size	CONDUIT Size
A1	1	1	1	#12	#12	#12	3/4"
B1	1	1	1	#10	#10	#10	3/4"
C1	1	1	1	#8	#8	#10	3/4"
D1	1	1	1	#6	#6	#10	1"
E1	1	1	1	#4	#4	#8	1 1/4"
A2	1	1	2	#12	#12	#12	3/4"
B2	1	1	2	#10	#10	#10	3/4"
C2	1	1	2	#8	#8	#10	3/4"
D2	1	1	2	#6	#6	#10	1"
E2	1	1	2	#4	#4	#8	1 1/4"

ALL FEEDERS ABOVE ARE COPPER CONDUCTORS.

**E.C. SHALL REDUCE WIRE SIZE AS REQUIRED TO #10 AWG MAX WHEN TERMINATING EMS CONTROLLED LOADS (WITH DO NUMBER) TO LCP CONTACTORS. COORDINATE ALL WIRING METHODS WITH EMS VENDOR.

FEEDER DESIGNATION SUBSCRIPTS:
n = WHEN ADJACENT TO FEEDER DESIGNATION, INDICATES THAT GROUNDED CONDUCTOR IS NOT REQUIRED FOR INDICATED FEEDER
ig = WHEN ADJACENT TO FEEDER DESIGNATION, INDICATES FEEDER SHALL INCLUDE ISOLATED GROUND CONDUCTOR SIZED EQUAL TO THE EQUIPMENT GROUND CONDUCTOR

FEEDER SCHEDULE - 3 PHASE

(NOT ALL DESIGNATIONS MAY BE USED)

DESIGNATION	PHASE	QTY. OF SETS	UNGROUNDED CONDUCTORS Qty.	UNGROUNDED CONDUCTORS Size	GROUNDED CONDUCTOR Size	EQUIPMENT GROUND CONDUCTOR Size	CONDUIT Size
A3	3	1	3	#12	#12	#12	3/4"
B3	3	1	3	#10	#10	#10	3/4"
C3	3	1	3	#8	#8	#10	3/4"
D3	3	1	3	#6	#6	#10	1 1/4"
E3	3	1	3	#4	#4	#8	1 1/4"
F3	3	1	3	#3	#3	#8	1 1/4"
G3	3	1	3	#2	#2	#8	1 1/2"
H3	3	1	3	#1	#1	#6	1 1/2"
I3	3	1	3	#1/0	#1/0	#6	2"
J3	3	1	3	#2/0	#2/0	#6	2"
K3	3	1	3	#3/0	#3/0	#6	2"
TRANSFORMER PRIMARY FEEDERS							
TIP	3	1	3	#1	–	#6	1 1/4"
TRANSFORMER SECONDARY FEEDERS							
T1S	3	1	3	#3/0	#3/0	#2	2 1/2"

ALL FEEDERS ABOVE ARE COPPER CONDUCTORS.

FEEDER DESIGNATION SUBSCRIPTS:
n = WHEN ADJACENT TO FEEDER DESIGNATION, INDICATES THAT GROUNDED CONDUCTOR IS NOT REQUIRED FOR INDICATED FEEDER
ig = WHEN ADJACENT TO FEEDER DESIGNATION, INDICATES FEEDER SHALL INCLUDE ISOLATED GROUND CONDUCTOR SIZED EQUAL TO THE EQUIPMENT GROUND CONDUCTOR

PANEL NOTES:

A. FOR PANEL 'NGR', ALL BRANCH CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE, RATED AT 20 AMPERE 1 POLE FOR 75 DEG. C WIRE, UNLESS NOTED.

B. PANEL 'NGR' TO BE MANUFACTURED BY SQUARE 'D' (OR APPROVED EQUAL), WITH COPPER BUSSING, FLUSH LOCK AND KEYED ALIKE.

C. THE ENTIRE SYSTEM SHALL BE FULLY COORDINATED (BY THE MANUFACTURER) AND PROPER COMPONENT SHORT CIRCUIT WITH-STAND RATING PROVIDED.

D. ALL CIRCUIT BREAKERS USED FOR OVER CURRENT PROTECTION FOR AIR CONDITIONING EQUIPMENT ARE TO BE "HACR" RATED.

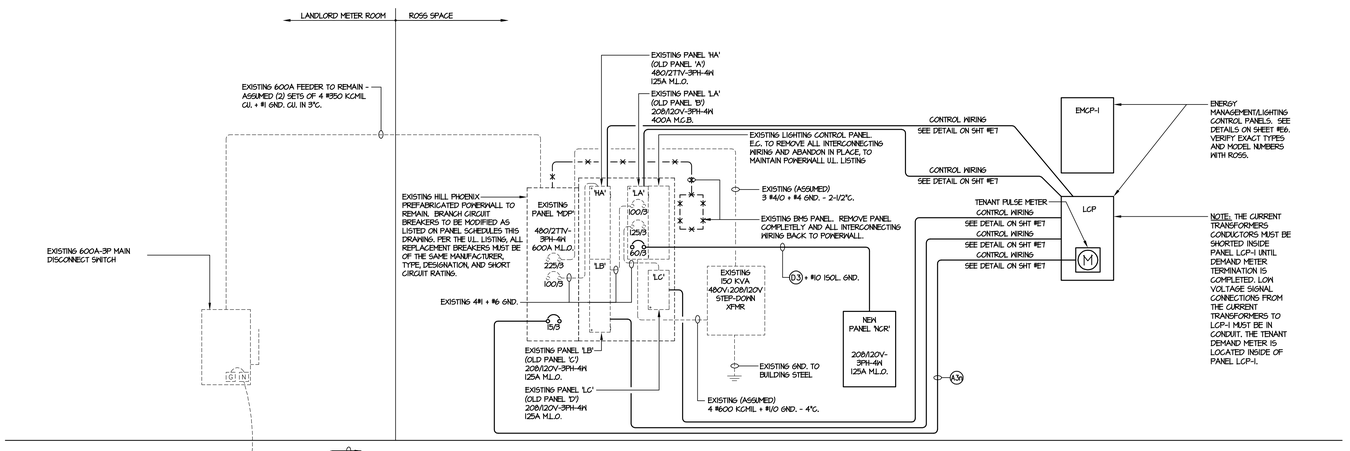
E. ALL WIRING IN PANELS SHALL COMPLY WITH ROSS DRESS FOR LESS' DESIGN GUIDE. COORDINATE WITH ROSS C.M. AND CONFIRM COMPLIANCE WITH ALL ROSS REQUIREMENTS.

NOTE:
E.C. SHALL VERIFY ALL CIRCUIT RUNS FOR DISTANCE AND LOAD AND SIZE WIRE ACCORDINGLY FOR PROPER VOLTAGE DROP. DO NOT EXCEED WIRE SIZES FOR DISTANCES INDICATED IN THE FOLLOWING SCHEDULE.

120 VOLT, 1 PHASE
20 AMP CIRCUIT - 0 TO 75' = #12 WIRE
76' TO 100' = #10 WIRE
101' TO 150' = #8 WIRE
150' TO 250' = #6 WIRE
251' TO 400' = #4 WIRE
401' TO 500' = #3 WIRE

208 VOLT, 1 PHASE
20 AMP CIRCUIT - 0 TO 120' = #12 WIRE
121' TO 200' = #10 WIRE
201' TO 300' = #8 WIRE
301' TO 480' = #6 WIRE

277 VOLT, 1 PHASE
20 AMP CIRCUIT - 0 TO 75' = #12 WIRE
76' TO 200' = #10 WIRE
201' TO 300' = #8 WIRE
301' TO 500' = #6 WIRE



ONE-LINE DIAGRAM - POWER DISTRIBUTION

SCALE: NONE

2025 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
E5a

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

Dec. 23, 2022 - 14:24:55 DWG Name: G:\OO-Work\O-Jobs\Active\2022\#Ross\2022#ROS022-Ross Dress for Less\FL Miami Beach (Sunset Harbour) 2541\13914_E5a-bulletin Updated By: Kelly_Marsh

PANEL HA

VOLTAGE: 480/277 | MAINS: | M.L.O. | LOCATION: ELECTRICAL ROOM
PH & WIRES: 3P 4W | AIC RATING: 65,000 | FEEDER AMPACITY: 100
BUSSING AMPS: 125 | MOUNTING: POWERWALL | REMARKS: EXISTING PANEL TO REMAIN MODIFY AS INDICATED

	DO	LOAD DESCRIPTION	KVA	P	AMP	CCT	WIRE	KVA LOADS PH A	PH B	PH C	WIRE	CCT	AMP	P	KVA	LOAD DESCRIPTION	DO	
XRW	7	DAY LIGHTING	1.62	1	20	1	B1	4.62	---	---	–	2	20	1	3.00	ATRIUM LIGHTS	3	X
XRW	2	SALES LIGHTING	2.80	1	20	3	A1	---	5.49	---	A1	4	20	1	2.69	SALES LIGHTING	2	XRW
XRW	2	SALES LIGHTING	2.00	1	20	5	A1	---	---	4.32	B1	6	20	1	2.32	SALES LIGHTING	2	XRW
XRW		SPARE	0.00	1	20	7		1.00	---	---	–	8	20	1	1.00	VESTIBULE LIGHTS	2	X
XRW		SPARE	0.00	1	20	9		---	0.00	---		10	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	11		---	---	0.00		12	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	13		0.00	---	---		14	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	15		---	0.00	---		16	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	17		---	---	0.00		18	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	19		0.00	---	---		20	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	21		---	0.00	---		22	20	1	0.00	SPARE		XRW
XRW	1	OFFICE AREA LIGHTING	0.65	1	20	23	B1	---	---	1.21	A1	24	20	1	0.56	EM/NL OFFICE		N,L
XRW	2	RESTROOM/FITTING LIGHTING	0.57	1	20	25	A1	1.07	---	---	A1	26	20	1	0.50	EM/NL PROCESSING		N,L
XRW	1	PROCESSING ROOM LIGHTING	0.59	1	20	27	A1	---	0.59	---		28	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	29		---	---	2.27	A1	30	20	1	2.27	VALANCE LIGHTING	8	XRW
XRW		SPARE	0.00	1	20	31		0.77	---	---	B1	32	20	1	0.77	VALANCE LIGHTING	8	XRW
XRW		SPARE	0.00	1	20	33		---	0.00	---		34	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	35		---	---	0.00		36	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	37		0.00	---	---		38	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	39		---	1.43	---	A1	40	20	1	1.43	EMERGENCY LIGHTS	2	N,L
N	6	INSTANT FLOW HWH	8.31	1	40	41	D1	---	---	8.81	A1	42	20	1	0.50	NIGHT LIGHTS/EMERGENCY LIGHTS		N,L
		CONNECTED AMPS:	37.99					7.47	7.50	16.61		CONNECTED KVA:			31.58			

NOTES: OLD PANEL 'A' – RENAME AS SHOWN
L = INDICATES LOCK–ON CIRCUIT BREAKER
N = INDICATES NEW CIRCUIT BREAKER TO BE INSTALLED MATCHING EXISTING POWERWALL LISTING
X = INDICATES EXISTING CIRCUIT TO REMAIN
XRW = INDICATES EXISTING CIRCUIT BREAKER SHALL BE USED FOR NEW CIRCUIT OR MADE SPARE FOLLOWING DEMOLITION

Demand Load Amps = 47.49

NUMBERS REFER TO 1307 ENERGY MANAGEMENT GROUP. SEE DETAIL 10, SHEET #E6. (TYP.)

PANEL LA

VOLTAGE: 208/120 | MAINS: 400A M.C.B. | LOCATION: ELECTRICAL ROOM
PH & WIRES: 3P 4W | AIC RATING: 65,000 | FEEDER AMPACITY: 400
BUSSING AMPS: 400 | MOUNTING: POWERWALL | REMARKS: EXISTING PANEL TO REMAIN MODIFY AS INDICATED

	DO	LOAD DESCRIPTION	KVA	P	AMP	CCT	WIRE	KVA LOADS PH A	PH B	PH C	WIRE	CCT	AMP	P	KVA	LOAD DESCRIPTION	DO	
XRW	3	SIGN – FRONT	1.20	1	20	1	C1	1.35	---	---	B1	2	20	1	0.15	EF/4	1	XRW
XRW	3	SIGN – ATRIUM	1.20	1	20	3	C1	---	1.32	---	B1	4	20	1	0.12	EF/3	1	XRW
XRW	3	SIGN – SIDE	1.20	1	20	5	C1	---	---	1.20		6	20	1	0.00	SPARE		XRW
XRW		LCP	0.10	1	20	7	A1	0.10	---	---		8	20	1	0.00	SPARE		XRW
XRW		EMCP–1	0.10	1	20	9	A1	---	0.10	---		10	20	1	0.00	SPARE		XRW
X	6	EWH–1	2.25	2	20	11	–	---	---	2.43	A1	12	20	1	0.18	SALES FLOOR RECEPTACLE		XRW
	6		2.25			13		2.43	---	---	B1	14	20	1	0.18	SALES FLOOR RECEPTACLE		XRW
XRW		MOTORIZED DAMPERS	0.40	1	20	15	B1	---	0.58	---	B1	16	20	1	0.18	SALES FLOOR RECEPTACLE		XRW
XRW		MOTORIZED DAMPERS	0.40	1	20	17	B1	---	---	0.58	C1	18	20	1	0.18	SALES FLOOR RECEPTACLE		XRW
XRW		LP 24 HOUR RECEPTACLE	0.54	1	20	19	B1	0.54	---	---		20	20	1	0.00	SPARE		XRW
XRW		MOTORIZED DAMPERS	0.30	1	20	21	B1	---	0.90	---	C1	22	20	1	0.60	ENTRY DOOR		XRW
XRW		DETEX SYSTEM	0.36	1	20	23	B1	---	---	0.96	C1	24	20	1	0.60	ENTRY DOOR		XRW
XRW		FRONT END GENERAL	0.36	1	20	25	B1	0.86	---	---	C1	26	20	1	0.50	PARKING VALIDATION MACHINE		XRW
XRW		FRONT END GENERAL	0.36	1	20	27	B1	---	0.36	---		28	20	1	0.00	SPARE		XRW
XRW	3	SIGN – SIDE	1.20	1	20	29	C1	---	---	1.20		30	20	1	0.00	SPARE		XRW
N		SPARE	0.00	1	20	31		2.16	---	---		32			2.16			
N		FRONT END GENERAL	0.36	1	20	33	B1	---	3.88	---	–	34	100	3	3.52	PANEL 'LB'		X
XRW		FRONT END GENERAL	0.36	1	20	35	B1	---	---	2.47		36			2.11			
XRW		SPARE	0.00	1	20	37		0.36	---	---	B1	38	20	1	0.36	FRONT END GENERAL		N
XRW		SPARE	0.00	1	20	39		---	0.36	---	B1	40	20	1	0.36	FRONT END GENERAL		N
XRW		SPARE	0.00	1	20	41		---	---	0.50	B1	42	20	1	0.50	CASE LIGHTS	2	N
X		AHU–2X	4.00	2	50	43	–	8.00	---	---	–	44	50	2	4.00	AHU–10X		X
			4.00			45		---	8.00	---		46			4.00			
X		CU–2X	3.00	2	45	47	–	---	---	6.00	–	48	45	2	3.00	CU–10X		X
			3.00			49		6.00	---	---		50			3.00			
X		AHU–3X	2.25	2	30	51	–	---	6.75	---	–	52	60	2	4.50	AHU–11X		X
			2.25			53		---	---	6.75		54			4.50			
X		CU–3X	2.00	2	25	55	–	6.00	---	---	–	56	50	2	4.00	CU–11X		X
			2.00			57		---	6.00	---		58			4.00			
X		AHU–7X	2.25	2	30	59	–	---	---	4.25	–	60	25	2	2.00	AHU–12X/CU–12X		X
			2.25			61		4.25	---	---		62			2.00			
X		CU–7X	2.00	2	25	63	–	---	2.00	---		64	20	1	0.00	SPARE		XRW
			2.00			65		---	---	2.00		66	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	67		0.00	---	---		68	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	69		---	0.00	---		70	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	71		---	---	0.00		72	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	73		0.00	---	---		74	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	75		---	0.00	---		76	–	1	0.00	SPACE		
XRW		SPARE	0.00	1	20	77		---	---	0.00		78	20	1	0.00	SPARE		XRW
			2.34			79		2.34	---	---		80	–	1	0.00	SPACE		
N		PANEL 'NCR'	2.16	3	60	81	–	---	2.16	---		82	–	1	0.00	SPACE		
			2.16			83		---	---	2.16		84	–	1	0.00	SPACE		
			3.76			85		3.76	---	---								
X		PANEL 'LC'	3.04	3	125	87	–	---	3.04	---								
			6.12			89		---	---	6.12								
		CONNECTED AMPS:	305.94					38.15	35.45	36.62		CONNECTED KVA:			110.22			

NOTES: OLD PANEL 'B' – RENAME AS SHOWN
N = INDICATES NEW CIRCUIT BREAKER TO BE INSTALLED MATCHING EXISTING POWERWALL LISTING
X = INDICATES EXISTING CIRCUIT TO REMAIN
XRW = INDICATES EXISTING CIRCUIT BREAKER SHALL BE USED FOR NEW CIRCUIT OR MADE SPARE FOLLOWING DEMOLITION

Demand Load Amps = 394.82

PANEL LB

VOLTAGE: 208/120 | MAINS: | M.L.O. | LOCATION: ELECTRICAL ROOM
PH & WIRES: 3P 4W | AIC RATING: 65,000 | FEEDER AMPACITY: 100
BUSSING AMPS: 125 | MOUNTING: POWERWALL | REMARKS: EXISTING PANEL TO REMAIN MODIFY AS INDICATED

	DO	LOAD DESCRIPTION	KVA	P	AMP	CCT	WIRE	KVA LOADS PH A	PH B	PH C	WIRE	CCT	AMP	P	KVA	LOAD DESCRIPTION	DO	
XRW		LOUNGE GFI	0.18	1	20	1	B1	0.54	---	---	B1	2	20	1	0.36	CONVENIENCE RECEPTACLES		XRW
XRW		MICROWAVE (LOWER)	0.65	1	20	3	B1	---	1.19	---	B1	4	20	1	0.54	OFFICE HALL RECEPTACLES		XRW
X,L		FACP	0.25	1	20	5	–	---	---	0.43	B1	6	20	1	0.18	MANAGER'S OFFICE RECEPTACLE		XRW
XRW		STOCK RECEPTACLES	0.54	1	20	7	A1	1.08	---	---	C1	8	20	1	0.54	SHOW WINDOW RECEPTACLES	2	XRW
XRW		FITTING RM FOYER RECEPT & LOCK	0.36	1	20	9	A1	---	0.90	---	C1	10	20	1	0.54	SHOW WINDOW RECEPTACLES	2	XRW
XRW		SPARE	0.00	1	20	11		---	---	0.54	C1	12	20	1	0.54	SHOW WINDOW RECEPTACLES	2	XRW
XRW		SPARE	0.00	1	20	13		0.00	---	---		14	20	1	0.00	SPARE		XRW
XRW		CELL BACKUP	0.18	1	20	15	A1	---	0.18	---		16	20	1	0.00	SPARE		XRW
XRW		BURGLAR ALARM	0.18	1	20	17	A1	---	---	0.18		18	20	1	0.00	SPARE		XRW
N,L		TELEPHONE BACKBOARD	0.36	1	20	19	A1	0.36	---	---		20	20	1	0.00	SPARE		XRW
N,G	1	VENDING	0.60	1	20	21	B1	---	0.60	---		22	20	1	0.00	SPARE		XRW
N,G		REFRIGERATOR	0.78	1	20	23	B1	---	---	0.78		24	20	1	0.00	SPARE		XRW
XRW		ELECT ROOM RECEPTACLE	0.18	1	20	25	A1	0.18	---	---		26	20	1	0.00	SPARE		XRW
XRW		MICROWAVE (UPPER)	0.65	1	20	27	B1	---	0.65	---		28	20	1	0.00	SPARE		XRW
XRW		MANAGER'S OFFICE PRINTER	0.18	1	20	29	B1	---	---	0.18		30	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	31		0.00	---	---		32	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	33		---	0.00	---		34	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	35		---	---	0.00		36	–	1	0.00	SPACE		
		SPACE	0.00	1	–	37		0.00	---	---		38	–	1	0.00	SPACE		
		SPACE	0.00	1	–	39		---	0.00	---		40	–	1	0.00	SPACE		
		SPACE	0.00	1	–	41		---	---	0.00		42	–	1	0.00	SPACE		
		CONNECTED AMPS:	21.62					2.16	3.52	2.11		CONNECTED KVA:			7.79			

NOTES: OLD PANEL 'C' – RENAME AS SHOWN
G = INDICATES 5 mA TRIP GFCI TYPE CIRCUIT BREAKER
L = INDICATES LOCK–ON CIRCUIT BREAKER
N = INDICATES NEW CIRCUIT BREAKER TO BE INSTALLED MATCHING EXISTING POWERWALL LISTING
X = INDICATES EXISTING CIRCUIT TO REMAIN
XRW = INDICATES EXISTING CIRCUIT BREAKER SHALL BE USED FOR NEW CIRCUIT OR MADE SPARE FOLLOWING DEMOLITION

Demand Load Amps = 64.31

PANEL LC

VOLTAGE: 208/120 | MAINS: | M.L.O. | LOCATION: ELECTRICAL ROOM
PH & WIRES: 3P 4W | AIC RATING: 65,000 | FEEDER AMPACITY: 125
BUSSING AMPS: 125 | MOUNTING: POWERWALL | REMARKS: EXISTING PANEL TO REMAIN MODIFY AS INDICATED

	DO	LOAD DESCRIPTION	KVA	P	AMP	CCT	WIRE	KVA LOADS PH A	PH B	PH C	WIRE	CCT	AMP	P	KVA	LOAD DESCRIPTION	DO	
X		SLIDING DOOR	1.00	1	20	1	–	1.54	---	---	C1	2	20	1	0.54	SHOW WINDOW RECEPTACLES	2	XRW
X		SLIDING DOOR	1.00	1	20	3	–	---	1.54	---	C1	4	20	1	0.54	SHOW WINDOW RECEPTACLES	2	XRW
X		SLIDING DOOR	1.00	1	20	5	–	---	---	1.72	–	6	20	1	0.72	(2) GFI RECEPTACLES		X
XRW		SPARE	0.00	1	20	7		0.72	---	---	C1	8	20	1	0.72	SHOW WINDOW RECEPTACLES	2	XRW
XRW		SPARE	0.00	1	20	9		---	0.00	---		10	20	1	0.00	SPARE		XRW
X	1	EF/1X	0.70	1	20	11	–	---	---	0.70		12	25	2	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	13		0.00	---	---		14			0.00			
XRW		SPARE	0.00	1	20	15		---	0.00	---		16	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	17		---	---	1.50	–	18	20	1	1.50	HAND DRYER		X
XRW		SPARE	0.00	1	20	19		0.00	---	---		20	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	21		---	0.00	---		22	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	23		---	---	0.00		24	–	1	0.00	SPACE		
XRW		SPARE	0.00	1	20	25		0.00	---	---		26	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	27		---	0.00	---		28	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	29		---	---	0.70	–	30	20	1	0.70	EF/2X	1	X
XRW		SPARE	0.00	1	20	31		0.00	---	---		32	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	33		---	0.00	---		34	20	1	0.00	SPARE		XRW
XRW		SPARE	0.00	1	20	35		---	---	1.50	–	36	20	1	1.50	HAND DRYER		X
XRW		SPARE	0.00	1	20	37		1.50	---	---	–	38	20	1	1.50	HAND DRYER		X
XRW		SPARE	0.00	1	20	39		---	1.50	---	–	40	20	1	1.50	HAND DRYER		X
XRW		SPARE	0.00	1	20	41		---	---	0.00		42	20	1	0.00	SPARE		XRW
		CONNECTED AMPS:	35.86					3.76	3.04	6.12		CONNECTED KVA:			12.92			

NOTES: OLD PANEL 'D' – RENAME AS SHOWN
X = INDICATES EXISTING CIRCUIT TO REMAIN
XRW = INDICATES EXISTING CIRCUIT BREAKER SHALL BE USED FOR NEW CIRCUIT OR MADE SPARE FOLLOWING DEMOLITION

Demand Load Amps = 80.83

PANEL NCR

VOLTAGE: 208/120 | MAINS: | M.L.O. | LOCATION: ELECTRICAL ROOM
PH & WIRES: 3P 4W | AIC RATING: 42,000 | FEEDER AMPACITY: 55
BUSSING AMPS: 125 | MOUNTING: SURFACE | REMARKS: ISOL. GND TO SERV DISC.

LOAD DESCRIPTION	KVA	P	AMP	CCT	WIRE	KVA LOADS PH A	PH B	PH C	WIRE	CCT	AMP	P	KVA	LOAD DESCRIPTION
LOUNGE COMPUTER RECEPTACLE	0.18	1	20	1	B1lg	0.54	---	---	C1	2	20	1	0.36	LOSS PREVENTION PEDESTALS
CASH OFFICE RECEPTACLES	0.54	1	20	3	B1lg	---	1.08	---	B1lg	4	20	1	0.54	EQUIPMENT ROOM RECEPTACLES
MANAGER'S BO–PC	0.18	1	20	5	B1lg	---	---	0.72	B1lg	6	20	1	0.54	EQUIPMENT ROOM RECEPTACLES
EQUIPMENT CLOSET RACK	0.18	1	20	7	B1lg	0.54	---	---	B1lg	8	20	1	0.36	EQUIPMENT ROOM RECEPTACLES
CHECKOUT REGISTERS	0.18	1	20	9	B1lg	---	0.36	---	B1lg	10	20	1	0.18	CHECKOUT REGISTERS
CHECKOUT REGISTERS	0.18	1	20	11	B1lg	---	---	0.36	B1lg	12	20	1	0.18	CHECKOUT REGISTERS
INTELLEX	0.36	1	20	13	A1	0.54	---	---	B1lg	14	20	1	0.18	CHECKOUT REGISTERS
EQUIPMENT CLOSET ROUTER & MODEM	0.18	1	20	15	B1lg	---	0.36	---	B1lg	16	20	1	0.18	CHECKOUT REGISTERS
LOSS PREVENTION POWER	0.72	1	20	17	B1lg	---	---	0.72		18	20	1	0.00	SPARE
LOSS PREVENTION POWER	0.72	1	20	19	B1lg	0.72	---	---		20	20	1	0.00	SPARE
MUSIC / PAGING SYSTEM	0.36	1	20	21	B1lg	---	0.36	---		22	20	1	0.00	SPARE
ALTRONIX	0.36	1	20	23	B1lg	---	---	0.36		24	20	1	0.00	SPARE
SPARE	0.00	1	20	25		0.00	---	---		26	20	1	0.00	SPARE
SPARE	0.00	1	20	27		---	0.00	---		28	20	1	0.00	SPARE
SPARE	0.00	1	20	29		---	---	0.00		30	20	1	0.00	SPARE
SPARE	0.00	1	20	31		0.00	---	---		32	20	1	0.00	SPARE
SPARE	0.00	1	20	33		---	0.00	---		34	20	1	0.00	SPARE
SPARE	0.00	1	20	35		---	---	0.00		36	20	1	0.00	SPARE
SPARE	0.00	1	20	37		0.00	---	---		38	20	1	0.00	SPARE
SPARE	0.00	1	20	39		---	0.00	---		40	20	1	0.00	SPARE
SPARE	0.00	1	20	41		---	---	0.00		42	20	1	0.00	SPARE
CONNECTED AMPS:	18.49					2.34	2.16	2.16		CONNECTED KVA:			6.66	

NOTES: PROVIDE SOLID NEUTRAL BUS, GROUND BAR & ISOLATED GROUND BAR

L = INDICATES LOCK–ON CIRCUIT BREAKER

Demand Load Amps = 18.49

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

McHenry & Associates Incorporated
MC&A
Consulting Engineers est. 1960
25001 Emery Road, Suite #200
Warrensville Heights, Ohio 44128
Phone: 216-292-4696
Fax: 216-292-5874
Email: mail@mchenryassociates.com
Florida Business #0005282

mcgarchitecture.com
CENTRAL COAST | SAN DIEGO | LOS ANGELES | SAN FRANCISCO
Seal

2021 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12–28–2022

SCALE
AS NOTED

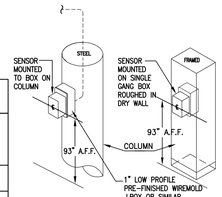
PROJECT NO. 22.185.10

SHEET NUMBER
E5b

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

ROSS DRESS FOR LESS STANDARD TEMPERATURE SENSOR REQUIREMENTS
ELECTRICAL CONTRACTOR MUST LOCATE TEMPERATURE SENSORS PER THE EMS DRAWINGS.

Zone Location	Mounting Surface Type				Mounting Height			Vertical Mounted Device				Wire Type	Notes:
	Steel	Sheet-rock Drywall	Concrete Filled	Concrete	+42"	+93"	+95"	4" Square shallow box with single gang flat ring vertical	Wiremold single gang white shallow box vertical	Single gang plaster ring vertical	Double gang switch (or mud) ring		
Sales Floor – Column	x					x			x			2 x # 18Ga. TSP	Do not locate within 10' of supply
		x				x				x		2 x # 18Ga. TSP	diffusers except on opposite side of
			x			x			x			2 x # 18Ga. TSP	column.
Processing Room – Wall		x					x			x		2 x # 18Ga. TSP	Mount next to interior door
				x			x	x				2 x # 18Ga. TSP	Mount next to interior door
Women's Fitting Room – Wall		x				x				x		2 x # 18Ga. TSP	Mount at end of hallway as wall not visible from foyer
Manager's Office – Wall		x			x					x		2 x # 18Ga. TSP	Mount next to interior door
Override Panel		x			x						x	10 x # 18Ga.	Mount next to interior door
Cash Office		x			x					x		2 x # 18Ga. TSP	Mount next to interior door



LENNOX TEMPERATURE SENSOR, ASSIGNED EMS VENDOR; ROUGH-IN, PIPE & WIRE BY ELEC. FINAL MOUNTING & TERMINATION BY ASSIGNED EMS VENDOR. W.T.S. MOUNTING HEIGHTS: (MOUNT SINGLE GANG RING VERTICALLY) NO EXPOSED CHASE OR WIRING.

1 TEMPERATURE SENSOR ROUGH-IN INSTRUCTIONS — N.T.S.

2 NOT USED

3 NOT USED

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

McHenry & Associates Incorporated
MC&A
Consulting Engineers est. 1960
25001 Emery Road, Suite #200
Warrensville Heights, Ohio 44128
Phone: 216-292-4696
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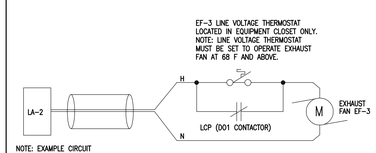
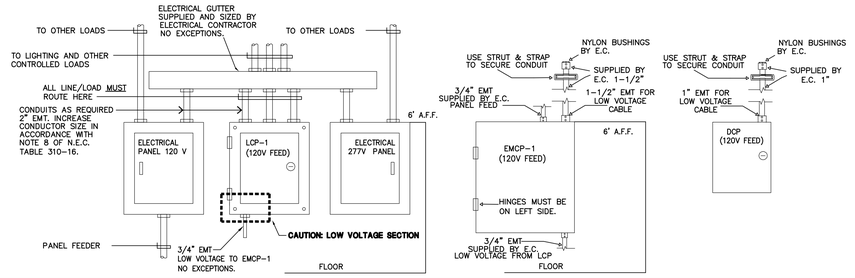
CLEVELAND COLUMBUS AKRON NEW YORK SAN FRANCISCO
Seal

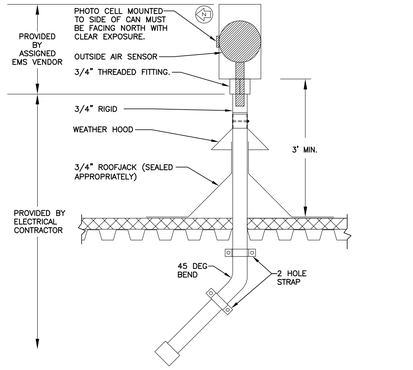


4 NOT USED

5 EF-3 EXHAUST FAN — N.T.S.



6 TYPICAL PANEL MOUNTING — N.T.S.



7 SENSOR ROOF CAN — N.T.S.

ROSS DRESS FOR LESS STANDARD LIGHTING/WALL SWITCH AND EMS CONTROL REQUIREMENTS

ELECTRICAL CONTRACTOR MUST VERIFY IN FIELD CORRECT CIRCUITS ARE SWITCHED AS SHOWN AND INITIAL THE COLUMN LABELED "ELECTRICAL CONTRACTOR COMPLIANCE" LOCATED AT THE FAR RIGHT OF THIS DOCUMENT.

"OS SW" – OCCUPANCY SENSOR SWITCH "DIM SW" – DIMMING SWITCH "S1" – SINGLE POLE SWITCH

ALL SWITCHES ARE ON THE LOAD SIDE OF ANY EMS CONTACTORS, WHERE APPLICABLE

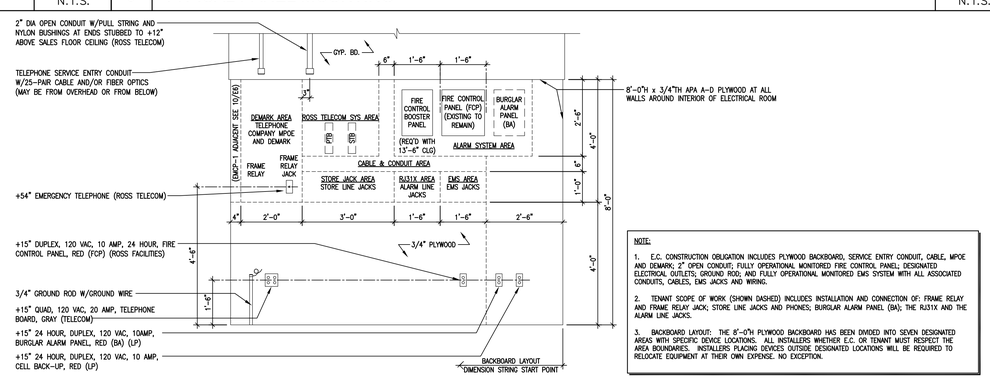
ONE SWITCH IS REQUIRED FOR EACH LOAD TO BE SWITCHED.

NOT REQ'D = NOT REQUIRED.

TYP. V	LIGHTING LOAD DESCRIPTION	EMS DIGITAL OUTPUT "DO" 1	2	3	4	5	6	7	8	WALL SWITCH	NOTES:		ELECTRICAL CONTRACTOR COMPLIANCE
277	PROCESSING ROOM/STOCKROOM	x								DIM SW	AT INTERIOR DOOR	4	
277	RESTROOMS		x							DIM SW		5	
277	MANAGER OFFICE	x								DIM SW		4	
277	LOCKER ROOM	x								DIM SW		4	
277	CASH OFFICE	"	"	"	"	"	"	"	"	DIM SW	CONNECT TO EMERGENCY HOT LEG		
277	FITTING ROOMS, FITTING FOYER		x							NOT REQ'D		5	
277	SALES DISPLAY WINDOW LTG.			x						NOT REQ'D		5	
277	SALES VALANCE AND COVE							x		NOT REQ'D	AUTO FOUR STEP DIMMING	4	
277	SALES		x							NOT REQ'D	AUTO FOUR STEP DIMMING	5	
120	SALES DISPLAY CASE LTG. & RECEPTACLES		x							NOT REQ'D		5	
120	SALES DECORATIVE		x							NOT REQ'D		5	
120	WALL ENTRY (BLADE) INTERIOR SIGNS, INTERIOR SIGNAGE		x							NOT REQ'D		5	
277	RESTROOM HALL		x							NOT REQ'D		5	
277	OFFICE HALL	x								NOT REQ'D		4	
120	EXTERIOR SIGNAGE			x						NOT REQ'D		3	
277	EXTERIOR LTG. NOT OVER DOORS, GRAPHIC LIGHTS				x					NOT REQ'D		2	
277	EXTERIOR ABOVE DOOR LTG.					x				NOT REQ'D		2	
277	DAY LIGHTING (IF REQUIRED)							x		NOT REQ'D		8	
208	HOT WATER HEATER						x			NOT REQ'D			
120	RE-CIRCULATING PUMP FOR HOT WATER HEATER						x			NOT REQ'D			
120	EXHAUST FANS (EXCEPT ELECTRICAL ROOM)	x								--		4	
277	JANITOR'S CLOSET	"	"	"	"	"	"	"	"	OS SW	CONNECT TO EMERGENCY HOT LEG		----------
277	EQUIPMENT CLOSET	"	"	"	"	"	"	"	"	OS SW	CONNECT TO EMERGENCY HOT LEG		
120	CANOPY UTILITY SERVICE LIGHT	"	"	"	"	"	"	"	"	OS SW	CONNECT TO RECEPTACLE CIRCUIT	1	----------
277	PROCESSING ROOM/STOCKROOM DOCK LIGHTING					x				NOT REQ'D	CONNECT TO DESIGNATED EXTERIOR DOCK LIGHTING CIRCUIT	2	
277	ELECTRICAL ROOM	"	"	"	"	"	"	"	"	S1	CONNECT TO EMERGENCY HOT LEG		----------
120	FITTING/RESTROOM/JANITOR'S CLOSET AND LOCKER ROOM/EQUIPMENT CLOSET EXHAUST FANS	x								NOT REQ'D		4,6,7	----------
120	VENDING MACHINES	x								NOT REQ'D		4	
120	ELECTRICAL ROOM EXHAUST FAN	"	"	"	"	"	"	"	"	--	DV 16 THERMOSTAT		----------

1 – WALL MOUNTED OCCUPANCY SENSOR SWITCH (IF STORE HAS A SIGN WORK CAVITY)
2 – ADDITIONAL EXTERIOR LIGHTS AGREED UPON BY ROSS ONLY; NOT CODE REQUIRED WALKWAY LIGHTING PROVIDED BY LANDLORD.
3 – TYPICALLY 2 CIRCUITS REQUIRED – VERIFY WITH SIGN CONSULTANT.
4 – TYPICALLY THIS LOAD WILL BE TURNED ON WHEN STORE IS OPENED BY EMPLOYEES.
5 – TYPICALLY THIS LOAD WILL BE TURNED ON WHEN STORE IS OPENED TO PUBLIC.
6 – THERMOSTAT IN EQUIPMENT CLOSET WILL CONTROL EXHAUST FAN AFTER OCCUPIED HOURS FOR LOCAL COOLING OF EQUIPMENT CLOSET (ALL HOURS).
7 – EXHAUST FAN SERVING LOCKER ROOM/EQUIPMENT CLOSET CONTROLLED VIA LCP D01 AND THERMOSTAT IN EQUIPMENT CLOSET.
8 – 1 PHOTOCELL WILL CONTROL 1 LEVEL OF CONTINUOUS DIMMING FOR DAY LIGHT HARVESTING.

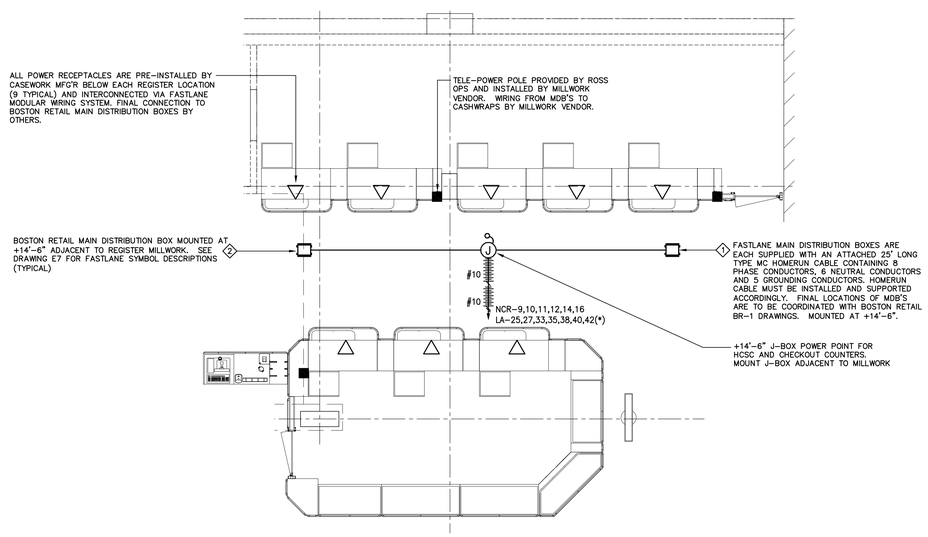
10 EMS CONTROL REQUIREMENTS — N.T.S.



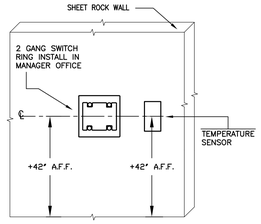
NOTE:

1. E.C. CONSTRUCTION OBLIGATION INCLUDES PLYWOOD BACKBOARD, SERVICE ENTRY CONDUIT, CABLE, MPOE AND DEMARK; 2" OPEN CONDUIT; FULLY OPERATIONAL MONITORED FIRE CONTROL PANEL DESIGNATED ELECTRICAL OUTLETS; GROUND ROD; AND FULLY OPERATIONAL MONITORED EMS SYSTEM WITH ALL ASSOCIATED CONDUITS, CABLES, EMS JACKS AND WIRING.
2. TENANT SCOPE OF WORK (SHOWN DASHED) INCLUDES INSTALLATION AND CONNECTION OF: FRAME RELAY AND FRAME RELAY JACK; STORE LINE JACKS AND PHONES; BURGLAR ALARM PANEL (BA); THE RJ31X AND THE ALARM LINE JACKS.
3. BACKBOARD LAYOUT: THE 8'-0"H PLYWOOD BACKBOARD HAS BEEN DIVIDED INTO SEVEN DESIGNATED AREAS WITH SPECIFIC DEVICE LOCATIONS. ALL INSTALLERS WHETHER E.C. OR TENANT MUST RESPECT THE AREA BOUNDARIES. INSTALLERS PLACING DEVICES OUTSIDE DESIGNATED LOCATIONS WILL BE REQUIRED TO RELOCATE EQUIPMENT AT THEIR OWN EXPENSE. NO EXCEPTION.

8 ELECTRICAL ROOM TELECOM/SIGNAL BACKBOARD LAYOUT (REQUIRED) — N.T.S.



11 CHECK-OUT AREA PLAN — 1/4"=1'-0"



9 ORP MOUNTING — N.T.S.

NOTES:

1. THE GENERAL CONTRACTOR AND THE GENERAL'S ELECTRICAL SUBCONTRACTOR ARE RESPONSIBLE FOR THE FOLLOWING:
   1.1. ELECTRICAL CIRCUITS SHOWN ABOVE FROM THE RESPECTIVE ELECTRICAL PANELS TO A J-BOX LOCATED AT THE STORE-FRONT AREA.
   1.2. PURCHASE AND INSTALLATION OF THE BOSTON RETAIL FASTLANE MAIN DISTRIBUTION BOXES.
   1.3. ELECTRICAL CONNECTION OF THE BOSTON RETAIL FASTLANE MAIN DISTRIBUTION BOXES, INCLUDING VERIFYING POWER TO THE RESPECTIVE PORTS AND PINS ON THE BOSTON RETAIL FASTLANE MAIN DISTRIBUTION BOXES.
   1.4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH BEST PRACTICE AND LOCAL ELECTRICAL CODES.
2. THE CHECKOUT AND CUSTOMER SERVICE/JEWELRY ISLAND WILL ARRIVE WITH ALL BOXES/OUTLETS PRE-INSTALLED. INSTALLATION OF POWER POLES AND FASTLANE MODULAR WIRING SYSTEM BY OTHERS.
3. (*) JEWELRY CASE LIGHTING CIRCUIT LA-42 MUST BE ROUTED THRU EMS DIGITAL OUTPUT #2 FOR CONTROL BY LIGHTING CONTACTOR.

#10 MINIMUM WIRE FOR ALL HOME RUNS

NOTE: ADDITIONAL CIRCUITS PROVIDED TO BOSTON RETAIL MDB 1 FOR FUTURE CASH REGISTER POSITIONS.

2541 DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
E6

MCG ARCHITECTS 2022
ALL RIGHTS RESERVED

Dec. 23, 2022 - 12:34:58 DWG Name: G:\OO-Work\On-Jobs\Active\2022\OO-022-Ross Dress for Less\FL Miami Beach (Sunset Harbour) 2541\03944_E6.dwg Updated By: kelly_hersh

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

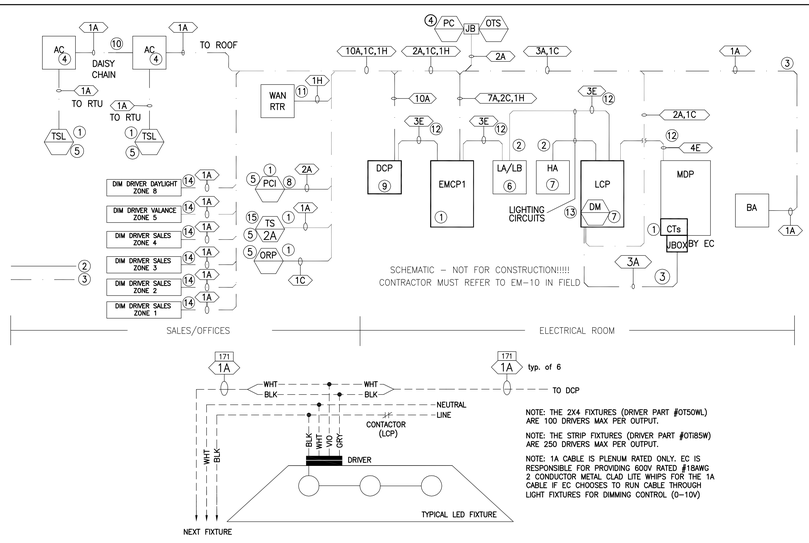
EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

McHenry & Associates Incorporated
Mc&A
Consulting Engineers est. 1960
25001 Emery Road, Suite #200
Warrensville Heights, Ohio 44128
Phone: 216-292-4696
Fax: 216-292-5874
Email: mail@mchenryassociates.com
Florida Business #0005282

mg
mcgarchitecture.com
CLEVELAND DENVER MIAMI NEW YORK SAN FRANCISCO
Seal

REFERENCE PAGE	ITEM MUST APPEAR ON PLANS (YES/NO)	ELECTRICAL TYPICAL COMMENTS AND CHECKLIST USE, REVIEW & COMPLETION IS MANDATORY FOR ALL ROSS PROJECTS. CONTACT ROSS WITH ANY QUESTIONS.	SIGN-OFF REQUIRED FOR SUBMITTAL: Architect	SIGN-OFF REQUIRED FOR SUBMITTAL: Engineer	SIGN-OFF REQUIRED FOR DESIGN ACCEPTANCE: Reviewer
		LIGHTING PLAN			
A2.0	YES	SPECIFY ALL LIGHTING FIXTURES TO BE PROCURED FROM AMERICAN WHOLESALE LIGHTING, WITHOUT SUBSTITUTION.	BB	KFH	
	YES	INDICATE THE VOLTAGE VALUE FOR ALL THE LIGHT FIXTURES IN THE LIGHTING FIXTURE LEGEND.	BB	KFH	
A2.0	YES	PROCESSING ROOM LIGHTING FIXTURE AND MODEL NUMBERS: PER LIGHTING LEGEND.	BB	KFH	
E1.0	YES	PROCESSING ROOM LIGHTING MUST REQUIRES ONE CIRCUIT (D01) AND ONE DIMMING SWITCH AT THE INTERIOR ENTRY DOOR.	BB	KFH	
E1.0	YES	DO NOT INDICATE ANY WALL SWITCHES IN THE FITTING ROOMS AND FOYER AREAS. IF DIMMING SWITCH REQUIRED, SHOW IN ELECTRICAL RM.	BB	KFH	
E1.0	YES	SHOW ONE DIMMER SWITCH IN THE MANAGER'S OFFICE AND IN LOCKER ROOM.	BB	KFH	
E1.0	YES	CASH OFFICE; SHOW ONE DIMMER SWITCH IF THERE IS AN EMERGENCY/NIGHT LIGHT FIXTURE.	BB	KFH	
E1.0	YES	RESTROOMS; SHOW ONE DIMMER SWITCH TO CONTROL THE LIGHTS.	BB	KFH	
E1.0	YES	OFFICES AND LOCKER ROOM FIXTURES NEED TO HAVE SEPARATE DEDICATED DIMMER SWITCHES.	BB	KFH	
E1.0	YES	JANITORIAL CLOSET AND EQUIPMENT CLOSET; USE THE NIGHT LIGHT CIRCUIT TO FEED THE SINGLE FIXTURE. SHOW WALL MOUNTED OCCUPANCY SENSOR (PIR).	BB	KFH	
E1.0	YES	TYPICALLY (1) 120VAC CIRCUIT IS REQUIRED FOR SIGNAGE. VERIFY AND ADD CIRCUITS AS NECESSARY. ALL SIGNAGE CIRCUIT VOLTAGE MUST BE 20A 120VAC SINGLE PHASE, ALL SIGNAGE CIRCUITS MUST BE ISOLATED – NO SHARED COMMONS OR NEUTRALS, ALL SIGNAGE CIRCUITS OVER 50FT FROM PANEL MUST USE GAUGE OF WIRE REQUIRED BY NEC.	BB	KFH	
E1.0	YES	HOMERUN 1 DEDICATED CIRCUIT TO VALANCE FIXTURES FOR CONTROL OF LIGHTING. USE ONE CIRCUIT TO FEED ALL THE VALANCE LIGHTING FIXTURES RUNNING LEFT OF THE FITTING FOYER TO THE STOREFRONT WINDOW; (REFER TO SHEET E1.0)	BB	KFH	
	YES	VERIFY THAT THE WIRE SIZE FOR ALL LIGHTING CONTROLLED VIA EMS DOES NOT EXCEED #10 AWG.	BB	KFH	
E1.0	YES	FEED ALL EMERGENCY FIXTURES FROM SEPARATE CIRCUIT, SWITCHED VIA LIGHTING CONTROL PANEL (LCP). SEPARATE HOT TO BATTERY BACKUP.	BB	KFH	
E1.0	YES	VERIFY ALL CIRCUITS SHOWN ON THE LIGHTING PLAN MATCHES WHAT IS INDICATED ON THE PANEL SCHEDULES.	BB	KFH	
E1.0	YES	ALL LIGHTING CIRCUITS TO HAVE SEPARATE NEUTRALS (NO SHARED NEUTRALS).	BB	KFH	
E1.0	YES	EXTERIOR LIGHTS NOT ABOVE DOORS TO BE CONTROLLED BY EMS	BB	KFH	
		POWER PLAN			
	YES	LABEL ALL A/C UNITS PER THE ROSS PROTOTYPE SHEET M1.0.			
M1.0	YES	INDICATE BOTH SUPPLY AND RETURN SMOKE DETECTORS ON ALL A/C UNITS. ADD NOTE SMOKE DETECTORS WILL BE FACTORY PROVIDED AND INSTALLED ON APPLICABLE LENNOX UNITS, FIELD PROVIDED BY MECHANICAL CONTRACTOR FOR SMALLER UNITS, AND WIRED BY FIRE ALARM OR ELECTRICAL CONTRACTOR. TESTING AND DEMONSTRATION WILL BE THE RESPONSIBILITY OF THE FIRE ALARM OR MECHANICAL CONTRACTOR, INCLUDING FIRE MARSHAL ACCEPTANCE TESTS.	BB	KFH	
	YES	INDICATE GFCI OUTLET CIRCUITING SEPARATE FROM UNIT POWER ON ALL A/C UNITS.	BB	KFH	
	YES	SHOW LOCATION OF EXTERIOR SENSOR ROOFCAN ASSEMBLY ON ROOF ABOVE ELECTRICAL ROOM. REFER TO DETAIL 4 OF SHEET E2.0.	BB	KFH	
	YES	IF POWER EXHAUST IS NECESSARY, INDICATE AN EXHAUST FAN IN ELECTRICAL ROOM TO RUN VIA LINE VOLTAGE THERMOSTAT, TO BE PROVIDED AND INSTALLED BY MECHANICAL, WIRED BY ELECTRICAL.	BB	KFH	
	NO	DO NOT SHOW ANY TEMPERATURE OR CO2 SENSORS IN THE OFFICE AREAS, WOMEN'S FITTING ROOMS, PROCESSING ROOM, AND SALES FLOOR. ADD NOTE TO PLAN TEMPERATURE & CO2 SENSORS NOT SHOWN ON MECHANICAL OR ELECTRICAL PLANS. SEE EMS PLANS FOR EXACT LOCATION. CONTACT C&C BUILDING AUTOMATION (650) 292-7450.	BB	KFH	
	YES	CLEARLY INDICATE WHICH CIRCUITS FEED THE EXHAUST FANS, AND ROOF TOP UNITS.	BB	KFH	
E2.0	YES	SPECIFY A 2-GANG PLASTER RING VERTICAL FOR THE EMS OVERRIDE PANEL IN THE MANAGER'S OFFICE AT +54"AFF.	BB	KFH	
E3.0	YES	INDICATE JEWELRY CASE LIGHTING ON THE SAME CIRCUIT AS THE FRAGRANCE CASE TO BE CONTROLLED BY EMS DO-2.	BB	KFH	
	YES	INDICATE AN ELECTRICAL ROOM DETAIL SHOWING ALL PANELS IN THEIR RESPECTIVE LOCATIONS.	BB	KFH	
E3.0	YES	INDICATE TELEPHONE DATA OUTLET NEXT TO EMCP1 IN THE ELECTRICAL ROOM.	BB	KFH	
		ONE-LINE DIAGRAM AND PANEL SCHEDULES			
E2.0	YES	SINCE THE CIRCUITS FEEDING THE FITTING ROOMS, FOYER AREAS, AND RESTROOMS, EACH GROUP OF DIMMING DRIVERS ARE CONTROLLED FROM THE SCHEDULE OUTPUT DO-2.	BB	KFH	
E2.0	YES	SINCE THE CIRCUITS FEEDING THE SALES FLOOR, EACH GROUP OF DIMMING DRIVERS ARE CONTROLLED FROM THE SCHEDULE OUTPUT DO-2	BB	KFH	
	YES	SINCE THE CIRCUITS FEEDING THE OFFICES, EACH GROUP OF DIMMING DRIVERS ARE CONTROLLED FROM THE SCHEDULE OUTPUT DO-1	BB	KFH	
E1.0 E2.0	YES	SHOW PANEL LCP-1 (SINGLE POLE 20A 120V CIRCUIT BREAKERS ACROSS PHASES A, B, & C) AND PANEL EMCP-1 IN THE SINGLE LINE DIAGRAM AND PANEL SCHEDULES.	BB	KFH	
E2.0	YES	A TENANT DEMAND PULSE METER (DM) IS REQUIRED, SEPARATE AND ADDITIONAL TO THE UTILITY METER, INSTEAD OF THE PULSE METER OUTPUT OPTION ON THE UTILITY METER. THIS DEVICE IS A COMBINED PULSE METER AND THREE PHASE POWER MONITOR FED FROM THE SINGLE POLE 15A 480V CIRCUIT FROM THE MDP PANEL. CURRENT TRANSFORMERS CREATING THE SIGNAL INPUT MUST LOCATE AROUND INCOMING CONDUCTORS (PROVIDE CT CAN IF NECESSARY). ADD NOTE TO PLAN INDICATING THAT THE CURRENT TRANSFORMERS CONDUCTORS MUST BE SHORTED INSIDE PANEL LCP-1 UNTIL DEMAND METER TERMINATION IS COMPLETED. BUSSED FEEDERS CANNOT BE METERED. LOW VOLTAGE SIGNAL CONNECTIONS FROM THE CURRENT TRANSFORMERS TO LCP-1 MUST BE IN CONDUIT. THE TENANT DEMAND METER IS LOCATED INSIDE OF PANEL LCP-1.	BB	KFH	
	YES	CLEARLY IDENTIFY IN THE SINGLE LINE DIAGRAM IF THE MAIN DISTRIBUTION PANEL WILL BE BUSSED OR CABLE FED. CURRENT TRANSFORMERS FOR BUSSED FEEDERS MUST BE FACTORY INSTALLED BY GEAR MANUFACTURER. CURRENT TRANSFORMERS FOR CABLE FEEDERS WILL BE INSTALLED BY THE ELECTRICIAN.	BB	KFH	
	YES	ALL LIGHTING CIRCUITS CONTROLLED VIA EMS SHALL NOT EXCEED 20A CIRCUIT BREAKERS.	BB	KFH	
E1.0	YES	CLEARLY LABEL ALL CIRCUITS.	BB	KFH	
	YES	VERIFY AND COORDINATE THE VOLTAGE REQUIREMENTS FOR ALL THE A/C UNITS WITH THE MECHANICAL ENGINEER.	BB	KFH	
	YES	VERIFY THE WATER HEATER SIZE; IF THE WATER HEATER REQUIRES A CIRCUIT BREAKER SIZE GREATER THAN 30A PROVIDE AN AUXILIARY CONTROL INTERFACE FOR CONTROL THROUGH A 30A CONTRACTOR VIA ENERGY MANAGEMENT SYSTEM.	BB	KFH	



NOTE: THE 2X4 FIXTURES (DRIVER PART #OT50WL) ARE 100 DRIVERS MAX PER OUTPUT.

NOTE: THE STRIP FIXTURES (DRIVER PART #OT185W) ARE 250 DRIVERS MAX PER OUTPUT.

NOTE: 1A CABLE IS PLENUM RATED ONLY. EC IS RESPONSIBLE FOR PROVIDING 600V RATED #18AWG 2 CONDUCTOR METAL CLAD LITE WHIPS FOR THE 1A CABLE IF EC CHOOSES TO RUN CABLE THROUGH LIGHT FIXTURES FOR DIMMING CONTROL (0–10V)

DETAIL NOTES
1 DEVICE PROVIDED BY NEXREV, INSTALLED, PIPED & WIRED BY ELEC. DEVICE FINAL TERMINATIONS BY NEXREV TECHNICIAN.
2 LINE VOLTAGE BY ELEC. TYPICAL.
3 LOW VOLTAGE (24VAC) BY ELEC. TYPICAL.
4 ROOF MOUNTED DEVICES – SEE FLOOR PLANS FOR LOCATIONS.
5 SALES OR OFFICE AREA DEVICES – SEE FLOORPLANS FOR LOCATIONS
6 120VAC LIGHTING & POWER PANEL – TYPICAL
7 277VAC LIGHTING & POWER PANEL – TYPICAL
8 INDOOR PHOTOCELLS FOR DAY LIGHT CONTROL (2 LEVELS)
9 DIMMING CONTROL PANEL (DCP) – 120V FEED FROM EMCP1
10 RUN WIRING TO ALL AC UNITS PER EMS FLOORPLANS.
11 PULL THE CAT5 CABLE (SHIPPED IN A SEPARATE BOX) TO THE DATA RACK IN EQUIPMENT CLOSET, LEAVE 10' COIL, TERMINATION BY OTHERS.
12 3E – 1 PHASE, 1 NEUTRAL, 1 GROUND
4E – 3 PHASE & 1 GROUND INTO LCP FOR DEMAND METER
13 TERMINATE CT'S WIRES ON CORRECT TERMINALS A X1, B X1 ETC. REFER TO EM-12 FOR FURTHER INFORMATION
14 DIMMABLE DRIVERS TO BE DAISY CHAINED PER ZONE- REFER TO EMS DRAWINGS
1A CABLE IS PLENUM RATED ONLY. EC IS RESPONSIBLE FOR PROVIDING 600V RATED #18AWG 2 CONDUCTOR METAL CLAD LITE WHIPS FOR 1A CABLE IF EC CHOOSES TO RUN CABLE THROUGH LIGHT FIXTURES FOR DIMMING CONTROL (0–10V).
15 TEMPERATURE SENSOR HOMERUN TO EMCP1

EQUIPMENT SCHEDULE

TAG	PART NO.	DESCRIPTION NOTES
AC	LENNOX	PRODIGY BOARD (BY LENNOX FACTORY) – (1) EA. LONNOX UNIT FACT. INSTALLED
DRP	–	OVERRIDE PANEL
TS	–	WALL TEMPERATURE SENSORS
TSL	LENNOX	LENNOX-LOGIC TEMP. SENSOR (FROM LENNOX) PROVIDED BY MECH.
EMCP	–	ENERGY MANAGEMENT CONTROL PANEL
DCP	–	DIMMING CONTROL PANEL
LCP	–	LIGHTING CONTROL PANEL
DM	–	DEMAND METER (INCL. CTs) PROVIDED BY NEXREV
CTs	–	CURRENT TRANSFORMERS (SIZED FOR SERVICE)
BA	–	BURGLAR ALARM PANEL (BY SEC. CONTRACTOR) BY OTHERS
PCI	–	INDOOR PHOTOCELL
PC/OTS	–	OUTSIDE PHOTOCELL/TEMPERATURE SENSOR
JB	–	JUNCTION BOX
CO2	–	CO2 SENSOR

WIRING DESIGNATIONSALL WIRE MUST BE STRANDED COPPER NO SPLICING ALLOWED; ALL RUNS MUST BE CONTINIOUS; NO SUBSTITUTIONS ALLOWED

TAG	DESCRIPTION	AWG	COND.	SHIELD	NOTES
A	2 x #18Ga. TSP	18 Ga.	2	Y	COMMUNICATIONS BUS, SEE SCHEMATIC FOR OTHER CABLE A RUNS
C	10 x #18Ga.	18 Ga.	10	N	DRP TO EMCP / LCP TO EMCP
D	4 x #18Ga. TSP	18 Ga.	4	Y	FOR CO2 SENSOR IF REQUIRED
E	LINE VOLTAGE. SIZE PER NEC.		1	N	PANEL POWER
H	CAT 5 – 4 Pairs	24 Ga.	8	N	EMCP TO ROUTER

Ross Stores Inc. Energy Management System General Requirements
NEXREV appreciates your business and looks forward to completing a successful Ross project with your Company. Please be aware that much pre-planning and coordination has been done, prior to your receiving these documents. Ross and NEXREV have worked together to establish a process, which when followed correctly will result in a quality installation incorporating Ross' standard lighting and control requirements. We ask for your cooperation and assistance in building and commissioning this store.

A) The energy management system (EMS) will be purchased from & provided by:
NEXREV
601 Development Drive
Plano, TX 75074
NEXREV Phone: (972) 578-0505
Project Contact: Ross Project Manager (972) 578-0505 Email: ross@nexrev.com
Typically the General Contractor or the Electrical Contractor will issue a Purchase Order to NEXREV for the system. The PO must be received MINIMUM (3) MONTHS PRIOR TO CONSTRUCTION TURNOVER, in order for NEXREV to properly coordinate the installation.

NEXREV shall provide the following equipment, pre-fabricated for the project:
1. Main control panel "EMCP" and related hardware.
2. Lighting control panel "LCP" and related hardware.
3. Dimming control panel "DCP" and related hardware.
4. All low voltage cables, relays, temperature sensors, photocell and overrides.
5. Complete set of CAD drawings indicating all wire runs, lighting control interfaces, and EMS equipment locations.
NOTE: EMS plans supercede Electrical or Mechanical plans in the event of any sensor location conflict.
6. Demand Pulse Meter with current transformers, sized to suit the MDP incoming feeders.
Important note: CTs are provided, EC must plan feeders accordingly or schedule an exchange with NEXREV.
7. Wall mount temperature sensor.

NEXREV shall perform On Site EMS Terminations and Testing, including:
1. All final low voltage (24vac) terminations to the EMS devices, panels, sensors and override panel MUST be performed by the NEXREV technician. For light fixtures, E.C. shall terminate 0-10VDC connection on all dimming drivers.
2. Scheduling is critical; NEXREV MUST have minimum 10 days notice of completed EMS installation prior to date required on-site. Failure to advise with notice will delay your termination or require additional fees.
3. NEXREV is required to assess and report all control and circuiting related issues to Ross Stores Inc.
4. NEXREV technician will assess the site status and advise the Electrical and General Contractor of any incorrect circuiting or wiring issues. These MUST be corrected immediately to avoid further fees or delays.
5. Due to Ross' schedules, NEXREV site visit is a one-time, 12 hour duration task. This requires careful coordination and teamwork with the EC and NEXREV.

NEXREV DOES NOT provide the following:
1. Temporary operating controls, thermostats or 'jumpering' to run units prior to store acceptance testing.
Note: Lennox unit will run on Return Air sensor from factory; do not disconnect sensor for this mode!
Call Lennox National Accounts for more information on temporary operation.
2. Fire alarm terminations, testing, troubleshooting or participation in Fire Marshall or Certificate of Occupancy testing.
3. Any necessary licenses and/or permits for or related to the EMS

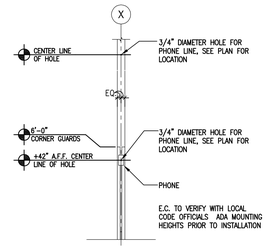
B) Contractor Bids & Scope – EMS System Summary
The Contractor bids shall include the following EMS related tasks, per Ross specification:

General Contractor:
1. Provide and install Data outlet next to EMS panel

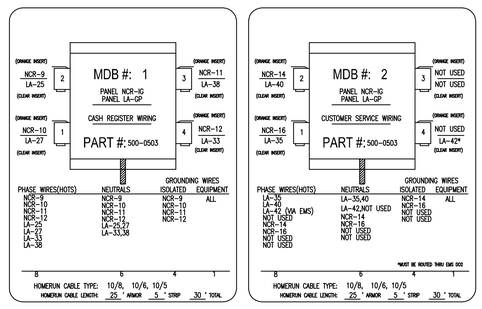
Electrical Contractor:
1. Provide, install and secure all necessary conduit per EMS drawings and specifications.
2. Obtain from NEXREV and install cable necessary to the EMS as shown on the EMS blueprints.
3. Mount and junction all EMS control enclosures, lighting control panel and roof sensor can assembly.
4. All line voltage terminations to the lighting control panel (LCP) contactors. CALL NEXREV if prints do not match site!
5. Roughin and wiring for temperature sensors and override panel per EMS floorplan locations.
6. Provide power circuits into control cans per EMS details.
7. Connect field installed smoke detectors (where required).
8. Install, wire and terminate high voltage connections for tenant Demand Pulse Meter and current transformers.
9. Fire alarm terminations of unit mounted smoke detectors and coordination during Fire Marshall testing.
10. Fax back checklist to NEXREV minimum 10 days prior to GC turnover date.
11. Coordinate with NEXREV to schedule site visit with adequate notice to meet schedule.
12. Correct all punchlist items found during site assessment.
13. Provide any necessary licenses and/or permits for or related to the EMS.
14. For Light fixtures, terminate 0-10VDC connection for all dimming drivers.
15. Provide any local on/off switches, dimming switches, and occupancy/vacancy sensors required per electrical plans.
16. Provide 600V rated #18AWG 2 conductor metal clad lite whip for plenum rated #18AWG 2 conductor (1A cable) if E.C. chooses to run the cable inside the light fixtures for dimming control (0-10V)

Mechanical Contractor:
1. Provide Lennox Logic HVAC units with factory provided Bacnet enabled Core Board.
2. Mount field installed smoke detectors (where necessary).
3. Perform Start-Up and Burn-Off of New HVAC units prior to EDC check.
4. Coordinate with Lennox to provide, schedule, and perform EDC check.
5. All unit startup and testing for certificate of occupancy testing. Call Lennox national accounts for instructions. Note RTU will run on return air to 74/40 deg. F. from the factory.
6. For any Non-Lennox units: Provide conventional thermostat interfaces (R,Y,W,G. ETC.) & Controls including transformer.
7. For any existing units: Recondition and test units as specified on mechanical plans.

1 ENERGY MANAGEMENT SYSTEM SINGLE–LINE DIAGRAM AND NOTES — N.T.S.



2 PHONE AT COLUMN — N.T.S.



MAIN DISTRIBUTION BOX CIRCUITING

1. BOSTON RETAIL MAIN DISTRIBUTION BOXES TOGETHER WITH CABLING FOR CONNECTION TO CIRCUITS AT 'HOMERUN' JUNCTION BOX ARE TO BE ORDERED BY G.C FROM BOSTON RETAIL (SEE SHEET A0.0 FOR CONTACT INFO.).
2. DISTRIBUTION BOXES TO BE SECURELY SUSPENDED WITH LATERAL BRACING AT 12" ABOVE CEILING AT THE LOCATIONS SHOWN; ORIENT BOXES SO THAT LABELING FACES FLOOR (LARGE BOX IS 12"x12"x4" AND WEIGHS 81/2 POUNDS). FOR STORES WITH APPROVED OPEN CEILING LAYOUTS ONLY (SEE A2.0A) DISTRIBUTION BOXES ARE TO BE SECURELY SECURED TO THE UNDERSIDE OF ROOF STRUCTURE.
3. EACH MAIN DISTRIBUTION BOX IS PRE-WIRED AND INCLUDES A TYPE MC 'HOMERUN' CABLE TO BE ROUTED TO A 'HOMERUN' JUNCTION BOX. JUNCTION BOX IS TO BE OVER-SIZED FOR THE CONNECTED CIRCUITS IN ORDER TO ALLOW FOR FUTURE EXPANSION; CONTACT BOSTON RETAIL FOR ADDITIONAL INFORMATION (SEE SHEET A0.0 FOR CONTACT INFO.).
4. ALLOW A LEAD TIME AFTER RECEIPT OF ORDER OF 6 WEEKS FOR DELIVERY.
5. COORDINATE INSTALL WITH ROSS CONSTRUCTION REPRESENTATIVE.

1 BOSTON RETAIL MAIN DISTRIBUTION BOX #1 (BY G.C.)
ISOLATED GROUND/GENERAL PURPOSE, MOUNTED AT 12" ABOVE CEILING, WITH 25' TYPE MC 'HOMERUN' CABLE CONTAINING 19–#10AWG CONDUCTORS.

DEDICATED CIRCUITS (4 CLEAN AND 4 DIRTY MINIMUM):
NCR 9 (REGISTER CLEAN), NCR 10 (REGISTER CLEAN), NCR 11 (REGISTER CLEAN), NCR 12 (REGISTER CLEAN),
LA 25 (DIRTY), LA 27 (DIRTY), LA 33 (DIRTY), LA 38 (DIRTY)

2 BOSTON RETAIL MAIN DISTRIBUTION BOX #2 (BY G.C.)
ISOLATED GROUND/GENERAL PURPOSE, MOUNTED AT 12" ABOVE CEILING, WITH 25' TYPE MC 'HOMERUN' CABLE CONTAINING 19–#10AWG CONDUCTORS.

DEDICATED CIRCUITS (2 CLEAN AND 3 DIRTY MINIMUM):
NCR 14 (REGISTER CLEAN), NCR 16 (REGISTER CLEAN),
LA 35 (DIRTY), LA 40 (DIRTY), 42 (DIRTY–JEWELRY CASE LIGHTING, VIA EMS DIGITAL OUTPUT #2 (DO2))

4 'HOMERUN' JUNCTION BOX (BY G.C.), POWER POINT FOR HCSC AND CHECKOUT COUNTERS MODEL MOUNTED AT 12" ABOVE CEILING (13 CIRCUITS MINIMUM). G.C. TO CONNECT FASTLANE MAIN DISTRIBUTION BOX MC CABLES TO J-BOX, MAKE ELECTRICAL CONNECTIONS AND VERIFY POWER TO MAIN DISTRIBUTION BOX PORTS AND PINS.

MODULAR SYSTEM NOTES & LEGEND

3 MAIN DISTRIBUTION BOX NOTES AND DETAILS — N.T.S.

SS21
DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

REVISIONS
BID/PERMIT 12-28-2022

SCALE
AS NOTED

PROJECT NO. 22.185.10

SHEET NUMBER
E7

Dec 13, 2022 - 10:40:22 DWG Name: D:\Dr-Jobs\Active\2022\MCG\Ross Program\MCG-Ross Dress for Less\FL Miami Beach (Sunset Harbour) 2541\B3941_E1.dwg Updated By: khersh

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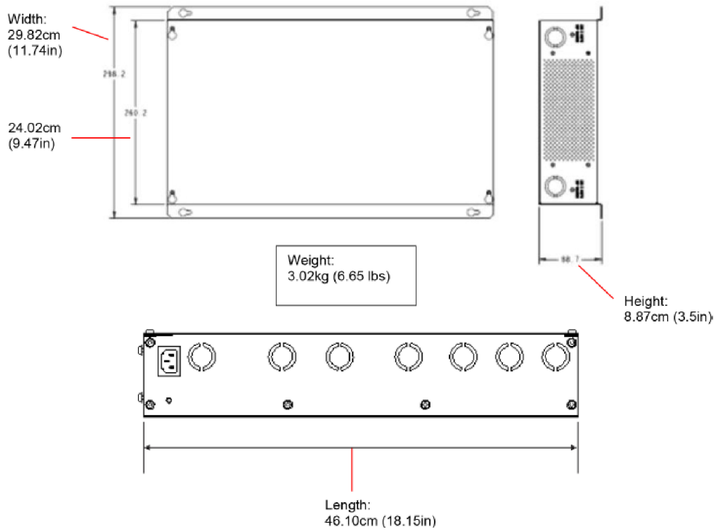
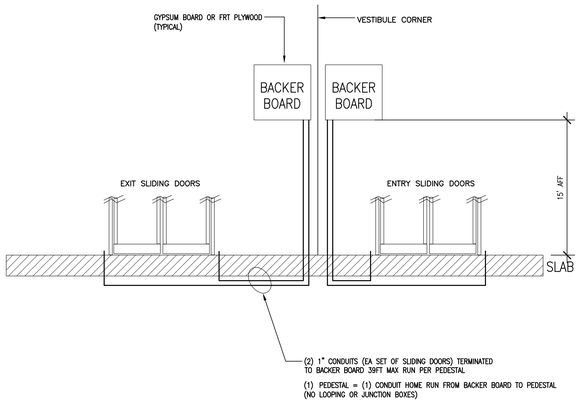


1 9060 CONTROLLER DETAIL

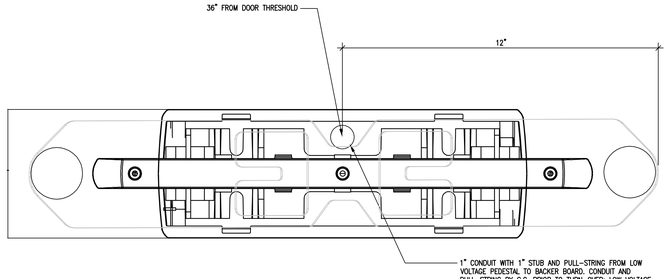
N.T.S.



2 TYPICAL CONDUIT LAYOUT

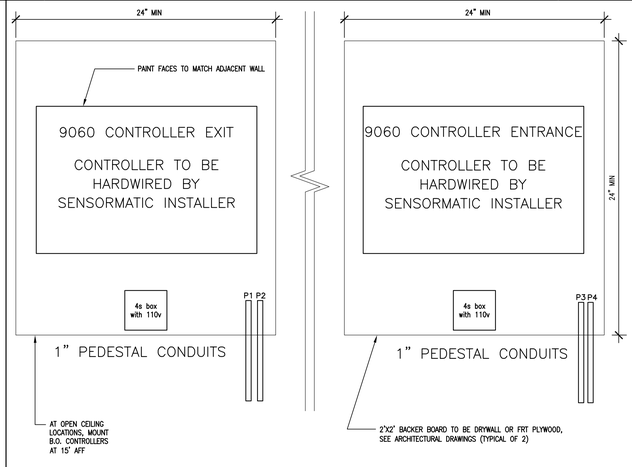
N.T.S.

INSTALLATION OF UNDER SLAB ELECTRONIC SURVEILLANCE CONDUITS IS BY GENERAL CONTRACTOR COMPLETE AT TURN-OVER.
INSTALLATION OF PEDESTALS AND LOW VOLTAGE WIRING IS BY TENANT'S LOSS PREVENTION VENDOR AFTER TURN-OVER.



3 SYNERGY EAS PEDESTAL CONDUIT DETAIL

N.T.S.



4 EAS BACKER BOARD LAYOUT

N.T.S.

ELECTRONIC ARTICLE SURVEILLANCE (EAS) INSTALLATION GUIDELINES

1) THE OPERATIONAL EFFECTIVENESS OF THE EAS SYSTEM DEPENDS ON CORRECT PLACEMENT OF THE CONDUITS AND PEDESTALS. MAX DISTANCE BETWEEN STUB-UP AT THE PEDESTALS IS 6FT 4INCHES. MAX LENGTH OF CONDUIT FROM PEDESTAL TO BACKER BOARD LOCATION IS 39FT. ALL NEW STORE INSTALLATIONS MUST BE REVIEWED AND APPROVED BY TENANT'S LOSS PREVENTION VENDOR. SEE CONTACT INFORMATION BELOW. VERIFY EXACT LOCATION OF PEDESTALS WITH ROSS STORES CONSTRUCTION MANAGER.
2) MAXIMUM PEDESTAL CONDUIT LENGTH 39FT FROM PEDESTAL STUB-UP TO BACKER BOARD.
3) CONDUIT STUB-UP DISTANCE FROM DOOR THRESHOLD 36 INCHES.
4) THE SENSITIVITY OF THE SYSTEM REQUIRES THAT ONLY PHASE MATCHED POWER BE USED IF THE SYSTEM IS TO FUNCTION PROPERLY. DO NOT PERMIT ANY DEVICES EXCEPT THE EAS PEDESTAL SYSTEM TO BE CONNECTED TO THAT CIRCUIT.
5) AC POWER IS 3-WIRE, 120VAC DEDICATED LP PHASED MATCHED POWER WITH ISOLATED GROUND (NO TAP-OFFS OR SHARING)

CONTACT INFORMATION:

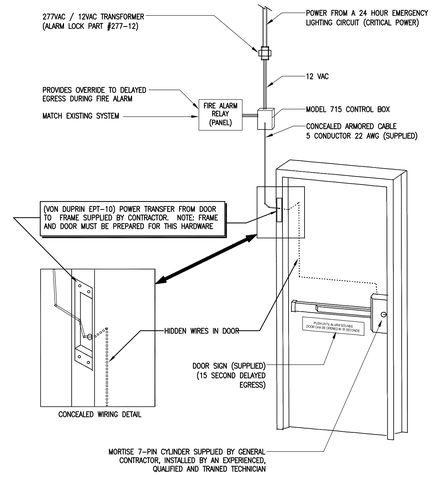
MICHAEL UPTON (714) 267-1985 (MICHAEL.UPTON@JCI.COM) HAS BEEN DESIGNATED AS TENANT'S FIRST POINT OF CONTACT FOR THE INSTALLATION ELECTRONIC ARTICLE SURVEILLANCE (EAS) SYSTEM. IN THE EVENT HE IS NOT REACHABLE ESCALATE TO JIMMY KHANGURA (925) 468-1053 JIMMY.KHANGURA@ROS.COM

6 EAS INSTALLATION GUIDELINES

N.T.S.

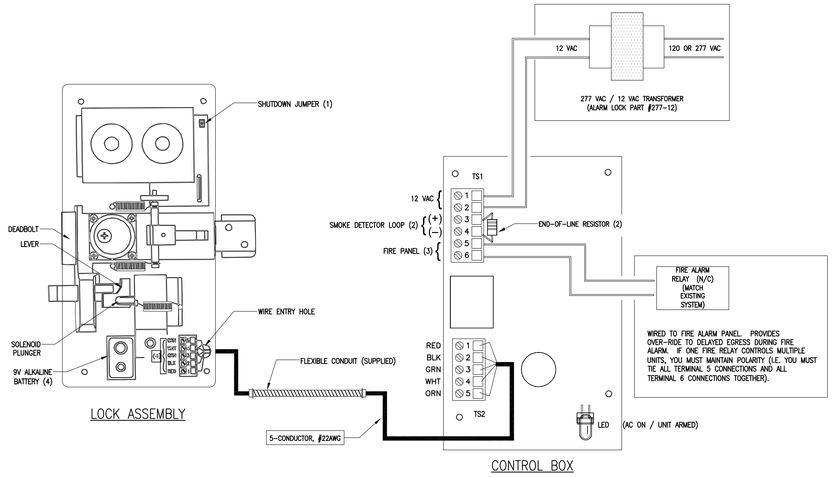
7 SENSORMATIC ENTRY CONFIGURATION

N.T.S.



5.1 / E8 TYPICAL DEVICE INSTALLATION ISOMETRIC

SCALE: 1 1/2" 1'-0"



KEY NOTES:

(1) REMOVE JUMPER FOR TWO-MINUTE ALARM SHUTDOWN
(2) IF SMOKE DETECTOR IS USED, REMOVE END-OF-LINE RESISTOR AND INSTALL AC ROSS SMOKE-DETECTOR TERMINALS
(3) REMOVE JUMPER IF CONNECTING TO FIRE PANEL OR REMOTE NORMALLY-CLOSED KEYSWITCH.
(4) BATTERY MUST BE INSTALLED, HOWEVER DO NOT CONNECT BATTERY UNTIL AC POWER IS APPLIED.

5.2 / E8 TYPICAL DEVICE WIRING DIAGRAM

SCALE: N.T.S.

5 DELAYED EGRESS DEVICE

AS NOTED

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

EXPOSURE CATEGORY = D
WIND BASE SPEED (Vult) = 175 MPH
(Vasd) = 135 MPH

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

McHenry & Associates Incorporated
MC&A
Consulting Engineers est. 1960
25001 Emery Road, Suite #200
Warrensville Heights, Ohio 44128
Phone: 216-292-4696
Fax: 216-292-5874
Email: mail@mchenryassociates.com
Florida Business #0005282

mcgarchitecture.com
CHICAGO DENVER LOS ANGELES NEW YORK SAN FRANCISCO

Seal

ross DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

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SHEET NUMBER
E8

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Dec 23, 2022 - 12:10:36 DWG Name: G:\00-Work\01-Ideal\Active\2022\HG\02-Ross Dress for Less\FL Miami Beach (Sunset Harbour) 2541\13894_E8.dwg Updated By: Kelly_Hersh

WIND DATA

DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT RESTRAINT SYSTEMS FOR WIND FORCES SPECIFIC FOR THIS PROJECT LOCATION SHALL BE BY MASON INDUSTRIES, INC. OR EQUAL MANUFACTURER AND AS REQUIRED FOR ALL APPLICABLE CODES.

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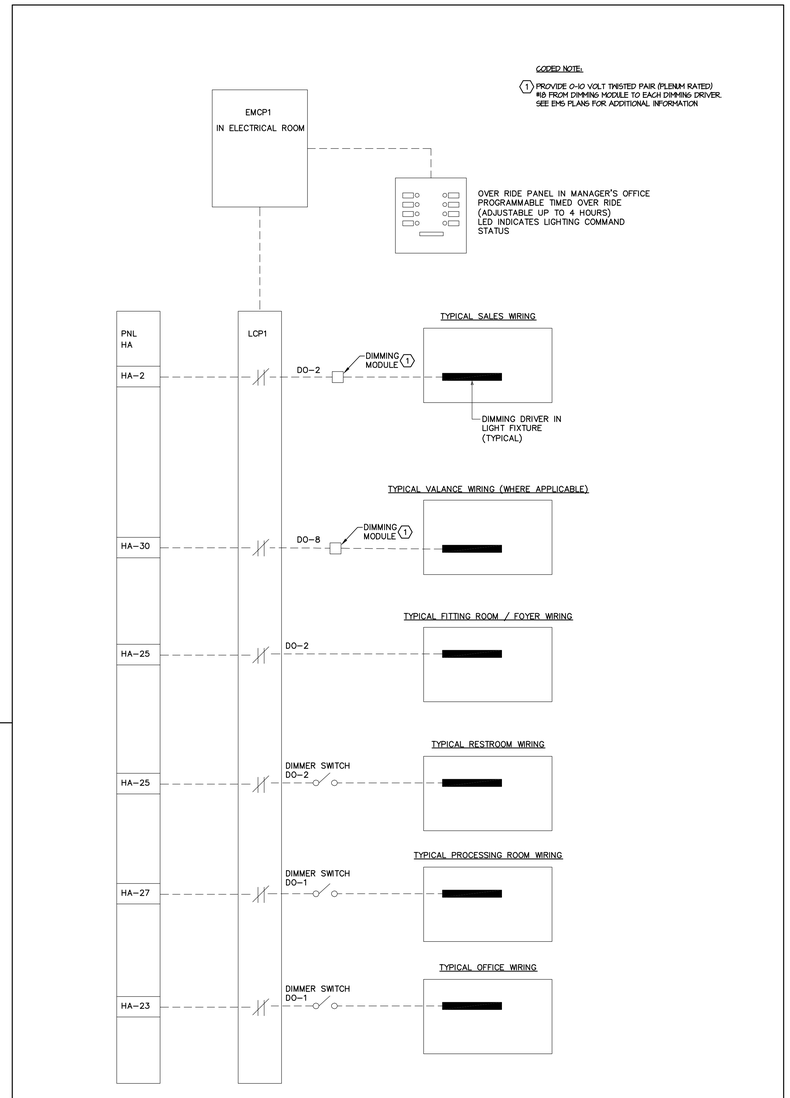
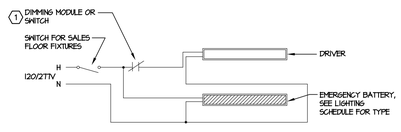
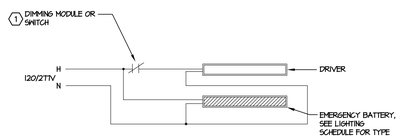


2 MULTI LEVEL LIGHTING DETAIL — N.T.S.



EMERGENCY BATTERY WIRING DIAGRAM
SCALE: NONE

CODED NOTE:
1 PROVIDE 0-10 VOLT TWISTED PAIR (PLENUM RATED) #18 FROM DIMMING MODULE TO EACH DIMMING DRIVER. SEE EMS PLANS FOR ADDITIONAL INFORMATION



EMERGENCY BATTERY WIRING DIAGRAM
SCALE: NONE

1 EMERGENCY BATTERY WIRING DIAGRAMS — N.T.S.

2025
DRESS FOR LESS

STORE #2541
"SUNSET HARBOUR"
1824 ALTON RD
MIAMI BEACH, FL 33139

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SHEET NUMBER
E9

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Dec 13, 2022 - 10:14:50 DWG Name: D:\01-Jobs\Active\2022\MCG\Ross Program\02-Ross Dress for Less\FL Miami Beach (Sunset Harbour) 25411\3914_E4.dwg Updated By: kherish

SPECIFICATIONS

GENERAL INFORMATION

A. GENERAL
1. CONFORM TO ALL GENERAL AND SPECIAL CONDITIONS OF CONTRACT AS SPECIFIED BY ARCHITECT, TENANT AND OWNER.
2. SPECIFICATIONS ARE APPLICABLE TO ALL CONTRACTORS AND SUBCONTRACTORS FOR MECHANICAL AND ELECTRICAL SYSTEMS.
3. CONTRACTOR SHALL COMPLY WITH OWNER'S STANDARDS, FACILITY SPECIFICATIONS, RULES AND REGULATIONS. ALL OWNER'S CRITERIA SHALL BE COMPLIED WITH AND INCLUDED IN THIS BID. CHECK OTHER PLANS AND SPECIFICATIONS AND FULLY COORDINATE WITH OTHER TRADES AND ARCHITECT'S REQUIREMENTS.
4. VISIT SITE, CHECK FACILITIES AND CONDITIONS, AND VERIFY ALL UTILITY COMPANY REQUIREMENTS AND CONNECTION POINTS IN FIELD PRIOR TO STARTING WORK. TAKE ALL ITEMS INTO CONSIDERATION IN BID.
5. SYSTEMS ARE TO BE COMPLETE AND WORKABLE IN ALL RESPECTS, PLACED IN OPERATION AND PROPERLY ADJUSTED.
6. EACH CONTRACTOR SHALL PROVIDE FOR HIS OWN CLEAN-UP, REMOVAL AND LEGAL DISPOSAL OF ALL RUBBISH DAILY.
7. ARRANGE FOR AND OBTAIN OWNER'S AND INSURANCE REPRESENTATIVE'S PERMISSION FOR ANY SERVICE SHUTDOWNS. SHUTDOWNS MUST BE PERFORMED WITHOUT DISRUPTION TO FACILITY OPERATIONS, AS SCHEDULED WITH THE OWNER. INCLUDE ANY PREMIUM TIME REQUIRED IN BID.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF CONSTRUCTION AND THE SAFETY OF WORKERS. COMPLY WITH ALL OSHA REGULATIONS.
9. NO PIPING, DUCTWORK, CONTROLS, ETC., SHALL BE INSTALLED OR ROUTED ABOVE ELECTRICAL PANELS AND EQUIPMENT OR THROUGH ELEVATOR ROOMS OR SHAFTS.
10. NO CONDUIT SHALL BE ROUTED THROUGH ELEVATOR EQUIPMENT ROOMS OR SHAFTS.
11. THE MECHANICAL AND ELECTRICAL CONTRACTORS SHALL COORDINATE THE ELECTRICAL CHARACTERISTICS OF ALL MECHANICAL EQUIPMENT PRIOR TO ORDERING OF EQUIPMENT. NO ADDITIONAL PAYMENT WILL BE MADE FOR LACK OF CONTRACTOR COORDINATION OF ELECTRICAL CHARACTERISTICS.
12. CEILING PLENUM IS UTILIZED AS A RETURN AIR PLENUM. ONLY PLENUM RATED MATERIALS ARE PERMITTED.
13. ALL MECHANICAL AND ELECTRICAL SYSTEM COMPONENTS SHALL BE ROUTED TIGHT TO UNDERSIDE OF STRUCTURE AND THROUGH JOISTS OR TRUSSES WHERE POSSIBLE. COORDINATE INSTALLATION TO PRESERVE HEADROOM, EQUIPMENT ACCESS, AND ARCHITECTURAL CLEARANCES FOR FINISHES, INCLUDING CEILING HEIGHTS. COORDINATE WITH ALL OTHER TRADES AND DO NOT CONFLICT WITH THE ARCHITECTURAL REQUIREMENTS FOR THE FINISHED CONSTRUCTION. PROVIDE OFFSETS WHERE REQUIRED TO COORDINATE WITH OTHER TRADES.
14. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF ALL LIGHTS, GRILLES AND DIFFUSERS.
15. CONTRACTORS BIDDING THIS PROJECT SHALL HAVE PRIOR EXPERIENCE WORKING IN THIS JURISDICTION AND MUST LIST ON THE BID FORM ANY LOCAL REQUIREMENTS THAT ARE NOT SHOWN ON THE DRAWINGS. SUBMISSION OF A BID SHALL BE EVIDENCE THAT THE CONTRACTOR'S BID INCLUDES ALL JURISDICTIONAL REQUIREMENTS.
16. ALL CONTRACTORS SHALL CONFIRM WITH OWNER, PRIOR TO BID, TIMES AVAILABLE FOR NOISE PRODUCING WORK SUCH AS CUTTING AND CORE DRILLING OF FLOORS, WALLS, ETC., AS WELL AS TIMES FOR WORK WHICH REQUIRES ACCESS INTO ADJOINING AREAS. INCLUDE ANY PREMIUM TIME REQUIRED IN BID.

B. CODES, STANDARDS AND REGULATIONS
1. CONFORM TO ALL APPLICABLE CODES, GOVERNMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND NATIONAL ELECTRICAL CODE.
2. OBTAIN PERMITS AND PAY ALL FEES. ARRANGE FOR ALL REQUIRED INSPECTIONS AND APPROVALS.

C. RELATED WORK SPECIFIED ELSEWHERE
1. OPENINGS AND CHASES, WHEN SHOWN ON ARCHITECTURAL DRAWINGS.

D. DRAWINGS
1. THE SYSTEMS AS SHOWN ON THE CONTRACT DRAWINGS ARE DIAGRAMMATIC.
2. THE PROJECT SCOPE IS TO INSTALL COMPLETE AND WORKABLE SYSTEMS. THE DRAWINGS AND THESE NOTES ARE TO BE USED TOGETHER AS A BASIS OF SHOWING AND/OR DESCRIBING THE SYSTEM REQUIREMENTS FOR THE FACILITY.
3. VERIFY ALL DIMENSIONS AND CLEARANCES BY FIELD MEASUREMENT AND CHECK FOR INTERFERENCES PRIOR TO STARTING WORK.

E. DEMOLITION AND REMOVAL
1. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND BE FAMILIAR WITH ALL DEMOLITION WORK.
2. MECHANICAL CONTRACTOR SHALL DISCONNECT, DISASSEMBLE, AND REMOVE EXISTING EQUIPMENT, ASSOCIATED DUCTWORK, DIFFUSERS, GRILLES, SUPPORTS, PIPING AND ASSOCIATED CONTROLS, ETC., NOT OTHERWISE INDICATED TO BE REUSED ON DRAWINGS. ALL OPENINGS ON PIPING AND DUCTS THAT REMAIN SHALL BE CAPPED/PLUGGED AND PROPERLY SECURED.
3. ALL ABANDONED ELECTRICAL DEVICES, WIRING, CONDUIT, ETC., SHALL BE REMOVED. WIRING SHALL BE DISCONNECTED AT CIRCUIT BREAKERS AND REMOVED AND BREAKERS MARKED "SPARE."
4. ANY EQUIPMENT DESIGNATED BY OWNER TO BE SALVAGED SHALL BE PROTECTED AND DELIVERED TO THE OWNER ON SITE, OTHERWISE, CONTRACTOR SHALL LEGALLY DISPOSE OF DEMOLITION MATERIALS.
5. DEMOLITION TO BE DONE IN A MANNER SO AS NOT TO DAMAGE ADJACENT WORK AND NOT AFFECT THE OPERATION OF SYSTEMS TO REMAIN IN USE. ANY ITEM TO REMAIN THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT HIS EXPENSE.
6. MECHANICAL CONTRACTOR SHALL RECLAIM AND PROPERLY HANDLE ANY REFRIGERANT IN EXISTING SYSTEMS PRIOR TO DEMOLITION OF ANY EQUIPMENT ACCORDING TO FEDERAL REQUIREMENTS.

F. BASE EQUIPMENT AND MATERIALS AND SUBSTITUTIONS
1. ALL EQUIPMENT AND MATERIALS SHALL BE NEW, FREE OF DEFECTS AND U.L. LABELED.
2. SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT, FIXTURES, ETC., INCLUDING ALL ACCESSORIES TO BE FURNISHED. BASE BID MANUFACTURERS AND MODELS ARE INCLUDED IN SPECIFICATIONS OR LISTED IN SCHEDULE ON DRAWING. ANY OTHER MANUFACTURER OR MODEL IS A SUBSTITUTION.
3. SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE OWNER AND SHALL BE LISTED ON THE FORM OF PROPOSAL FOR THE OWNER'S CONSIDERATION PRIOR TO CONTRACT AWARD. IF SUBSTITUTION IS SUBMITTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO EVALUATE IT AND CERTIFY THAT THE SUBSTITUTION IS EQUIVALENT IN ALL RESPECTS TO THE BASE SPECIFICATIONS.
4. IF SUBSTITUTIONS ARE APPROVED, NOTIFY ALL OTHER CONTRACTORS, SUBCONTRACTORS OR TRADES AFFECTED BY SUBSTITUTION AND FULLY COORDINATE. ANY COSTS RESULTING FROM SUBSTITUTION, WHETHER BY CONTRACTOR OR OTHERS, SHALL BE RESPONSIBILITY OF AND PAID FOR BY SUBSTITUTING CONTRACTOR.
5. ALL EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFORM TO THESE REQUIREMENTS PRIOR TO STARTING WORK.

G. CHECK, TEST, START, ADJUST, BALANCE AND INSTRUCTIONS
1. AFTER INSTALLATION, CHECK ALL EQUIPMENT, AND PERFORM START UP IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ALL PIPING SHALL BE TESTED AND FREE OF LEAKS.
3. BALANCE ALL SYSTEMS, CALIBRATE CONTROLS, CHECK FOR PROPER OPERATING SEQUENCE UNDER ALL CONDITIONS, AND MAKE ALL NECESSARY ADJUSTMENTS.
4. ALL WIRING SHALL BE FULLY TESTED AND MADE FREE OF GROUNDS AND SHORT CIRCUITS.
5. INSTRUCT OWNER IN OPERATION OF SYSTEMS AND SUBMIT OPERATING AND MAINTENANCE MANUAL ON ALL EQUIPMENT AND SYSTEMS.
6. PROVIDE ENGRAVED LABELS AND IDENTIFICATION TAGS FOR ALL PIPING SYSTEMS, VALVES AND EQUIPMENT.
7. PROVIDE TYPED PANEL DIRECTORIES AND ENGRAVED LABELS FOR ALL PANELS AND EQUIPMENT.

H. CUTTING, PATCHING AND DRILLING
1. ALL CUTTING AND CHASING OF THE BUILDING CONSTRUCTION REQUIRED FOR THIS WORK SHALL BE BY THIS CONTRACTOR UNLESS SHOWN ON ARCHITECTURAL DRAWINGS AND CONFIRMED AS TO SIZE AND LOCATION PRIOR TO NEW CONSTRUCTION. CUTTING SHALL BE IN A NEAT AND WORKMANLIKE MANNER.
2. NEATLY SAW CUT ALL RECTANGULAR OPENINGS, SET SLEEVE THROUGH OPENING, AND FINISH PATCH OR PROVIDE TRIM FLANGE AROUND OPENING.
3. NEATLY SAW CUT FLOORS FOR SEWER INSTALLATION AND PATCH FLOOR TO MATCH EXISTING, INCLUDING FLOOR COVERING.
4. CORE DRILL AND SLEEVE ALL ROUND OPENINGS.
5. CUT AND PATCH EXISTING BUILDING WALLS AS REQUIRED FOR DUCT INSTALLATION. PROVIDE STEEL LINTEL ABOVE OPENING WIDER THAN 10". SEE STRUCTURAL DRAWINGS FOR SIZES. PROVIDE ESCUTCHEONS OR 2" WIDE SHEET METAL FLANGES AROUND ALL EXPOSED PENETRATIONS.
6. DO NOT CUT ANY STRUCTURAL COMPONENTS WITHOUT ARCHITECT'S APPROVAL.
7. PATCH AND FINISH TO MATCH ADJACENT AREAS THAT HAVE BEEN CUT, DAMAGED OR MODIFIED TO INSTALL EQUIPMENT FOR THIS PROJECT.
8. FIRE STOP ALL PENETRATIONS OF FIRE RATED CONSTRUCTION IN A CODE APPROVED MANNER, USING UL LISTED FIRE RATED MATERIALS.

I. WARRANTY
1. FULLY WARRANT ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
2. EXTEND ALL MANUFACTURER'S WARRANTIES TO OWNER, INCLUDING FIVE (5) YEAR COMPRESSOR AND TEN (10) YEAR HEAT EXCHANGER EXTENDED WARRANTY ON HVAC EQUIPMENT.
3. REPAIR OR REPLACE WITHOUT CHARGE TO THE OWNER ALL ITEMS FOUND DEFECTIVE DURING THE WARRANTY PERIOD.

J. PIPE IDENTIFICATION
1. PROVIDE COLOR CODE ID BANDS TO IDENTIFY CONTENTS OF ALL MECHANICAL PIPING IN CONFORMANCE WITH ANSI 13.1 SCHEME FOR IDENTIFICATION OF PIPING SYSTEMS. ID BANDS SHALL BE SPACED AT 20'-FT INTERVALS MINIMUM.
2. PROVIDE PLASTIC NAMEPLATE WITH 1" HIGH LETTERS ON ALL PIPING INDICATING DIRECTION OF FLOW AND CONTENTS.
3. PREFINISHED LABELS AND COLOR BANDS ARE ACCEPTABLE AS MANUFACTURED BY SETON INC.

MECHANICAL SYSTEMS

PLUMBING SYSTEM

A. SCOPE
1. FURNISH ALL PLUMBING FIXTURES, EQUIPMENT AND MATERIAL INDICATED AND SHOWN ON DRAWINGS. INSTALL A COMPLETE SYSTEM AND PLACE IN PROPER OPERATION.
2. PLUMBING SYSTEMS TO ESSENTIALLY CONSIST OF THE FOLLOWING:
   a. SANITARY WASTE AND VENT PIPING AND SANITARY DRAINS EXTENDED TO EXISTING BUILDING FACILITIES.
   b. DOMESTIC WATER EXTENDED FROM EXISTING BUILDING FACILITIES AND DISTRIBUTION SYSTEM TO NEW FIXTURES.
   d. PLUMBING FIXTURES AND EQUIPMENT WITH ALL REQUIRED TRIM, CONTROLS AND ACCESSORIES.
   e. INSULATION OF PLUMBING ITEMS.
   f. OTHER ITEMS INDICATED ON DRAWINGS OR REQUIRED FOR COMPLETE INSTALLATION.

B. CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS
1. PROVIDE WASTE, WATER AND/OR GAS CONNECTION FOR EQUIPMENT FURNISHED BY OTHER CONTRACTORS OR OWNER.
2. INCLUDE ACCESSORIES REQUIRED BY CODE, DRAWING OR MANUFACTURER'S INSTRUCTIONS.

C. SANITARY DRAINS
1. INSTALL SANITARY DRAINS, STACKS, VENTS, FLOOR DRAINS AND CLEANOUTS FOR PROJECT AND EXTEND TO EXISTING BUILDING FACILITIES AS INDICATED ON THE DRAWINGS.
2. DRAINS TO BE PITCHED A MINIMUM OF 1/4" PER FOOT FOR 2-1/2" SIZES AND UNDER AND 1/8" PER FOOT FOR 3" SIZES AND LARGER OR TO GRADES INDICATED ON DRAWINGS.
3. CHANGES IN DIRECTION AND BRANCH CONNECTIONS SHALL BE MADE WITH APPROVED DRAINAGE FITTINGS COMPATIBLE WITH THE PIPING SYSTEM MATERIAL IN WHICH IT IS INSTALLED.
4. ALL FIXTURES AND SANITARY DRAINS SHALL BE VENTED AS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH CODE. VENTS AND ROOF DRAINS ARE TO BE EXTENDED – TO EXISTING BUILDING FACILITIES – THROUGH ROOF AS INDICATED ON DRAWING AND FLASHED WITH ELASTOMERIC VENT FLASHING.
5. WHEN CONNECTING TO AN EXISTING DRAIN WITHIN BUILDING, VERIFY DRAIN IS ACTIVE BY FLUSHING WITH WATER, MINIMUM 5.0 GPM, FOR FOUR HOURS PRIOR TO THE START OF WORK.
6. PVC PIPING
   a. MAY ONLY BE USED WHEN SPECIFICALLY LISTED BELOW.
   b. SHALL NOT BE INSTALLED IN RETURN AIR PLENUMS OR WHERE DISCHARGE WATER TEMPERATURE EXCEEDS 120 DEG. F, USE METALLIC PIPING.
   c. SHALL NOT BE INSTALLED UNLESS PERMITTED BY CODE.
7. DRAIN AND VENT MATERIAL SHALL BE AS FOLLOWS:
   a. BELOW GRADE STORM AND SANITARY INSIDE BUILDING
      1) PVC–DWV PLASTIC ASTM D–2665 WITH ASTM D–2665 DWV SOLVENT WELD SOCKET FITTINGS.
      2) SERVICE WEIGHT – CAST IRON PIPE ASTM A–74 WITH ASTM C–564 NEOPRENE COMPRESSION JOINTS.
   b. ABOVE GRADE VENTS AND SANITARY
      1) PVC–DWV PLASTIC ASTM D–2665 WITH ASTM D–2665 DWV SOLVENT WELD SOCKET FITTINGS. NOTE: PVC NOT PERMITTED WHERE NOTED ABOVE.
      2) NO–HUB CAST IRON PIPE ASTM A–888 WITH ASTM C–564 ELASTOMERIC MECHANICAL JOINT.
      3) SCH. 40 GALVANIZED STEEL PIPE ASTM A–53 WITH CAST IRON SCREWED FITTINGS ASME B16.12.
   c. CONDENSATE DRAINS
      1) TYPE 'L' COPPER TUBING WITH 95/5 SOLDER FITTINGS OR PVC–DWV PLASTIC ASTM D–2665 WITH ASTM D–2665 DWV SOLVENT WELD SOCKET FITTINGS. NOTE: PVC NOT PERMITTED WHERE NOTED ABOVE. PVC PIPING INSTALLED ON EXTERIOR OF BUILDING SHALL BE PAINTED WITH TWO (2) COATS OF WATER–BASE LATEX PAINT RATED FOR EXTERIOR UV–LIGHT PROTECTION.

D. CLEANOUTS
1. CLEANOUTS SHALL BE INSTALLED FLUSH WITH FINISHED FLOOR WITH PLATED COVERS.
2. ALL CLOSURE PLUGS ARE TO BE SEALED WATERTIGHT TO THE PIPE IN WHICH THEY ARE INSERTED.
3. CLEANOUTS SHALL BE AS SCHEDULED ON DRAWINGS.

E. FIXTURES AND EQUIPMENT
1. FURNISH ALL FIXTURES AND EQUIPMENT INDICATED AND SCHEDULED ON DRAWINGS, COMPLETE WITH ALL ACCESSORIES, CONTROLS AND INSTALLATION ITEMS REQUIRED.
2. INSTALL IN FULL ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PLACE IN SATISFACTORY OPERATION.
3. AN "H" AFTER THE FIXTURE DESIGNATION INDICATES A HANDICAPPED ACCESSIBLE FIXTURE TO BE INSTALLED PER A.D.A. AND ANSI REQUIREMENTS.
4. ALL "P" TRAPS TO BE CHROME PLATED, SEAMLESS CAST BRASS, 17 GA. WITH CLEANOUT AND ESCUTCHEON PLATE.
5. ALL STOPS TO BE CHROME PLATED ANGLE VALVES WITH FLEXIBLE RISER AND ESCUTCHEON PLATE.
6. ALL DRAIN PIPES FROM TRAP PRIMER VALVES TO BE PITCHED AT 1"/2" MINIMUM FROM VALVE TO FLOOR DRAIN.

F. WATER PIPING
1. EXTEND DOMESTIC WATER FROM EXISTING BUILDING FACILITIES AS INDICATED ON DRAWINGS. INSTALL DOMESTIC WATER DISTRIBUTION PIPING TO ALL FIXTURES AND EQUIPMENT REQUIRING SAME. INCLUDE UNIONS, OTHER DISCONNECT MEANS, STOPS OR VALVES FOR ISOLATION OF FIXTURES AND EQUIPMENT. VALVES TO BE FULLY COMPATIBLE WITH PIPING FOR SERVICE INTENDED AS MANUFACTURED BY NIBCO, CRANE OR OTHER APPROVED MANUFACTURER. VALVES SHALL BE LOCATED IN ACCESSIBLE CEILINGS OR ACCESS PANELS SHALL BE INSTALLED FOR ACCESS INTO PLASTER WALLS OR CEILINGS. INCLUDE HOSE OR DRAIN VALVES AT LOW POINTS WHERE FIXTURES CANNOT BE USED FOR DRAINAGE.
4. INSTALL SHOCK ABSORBERS AT EACH FIXTURE WITH QUICK CLOSING VALVES OR WHERE REQUIRED TO PREVENT WATER HAMMER.
5. HANGERS ON INSULATED PIPING TO BE OUTSIDE OF INSULATION, SIZED ACCORDINGLY AND WITH SUFFICIENT SADDLE TO PROTECT INSULATION.
6. WATER PIPING ABOVE GRADE SHALL BE TYPE "L" HARD COPPER ASTM B 88 WITH WROUGHT COPPER FITTINGS ASME B 16.22 AND NON–LEAD OR ANTIMONY SOLDER JOINTS AND TYPE "K" SOFT COPPER WITH SILVER SOLDER JOINTS BELOW GRADE. WATER SERVICE AND DISTRIBUTION PIPING SHALL CONFORM TO NSF 61. SOLDER JOINTS SHALL CONFORM TO ASTM B828 AND FLUX SHALL CONFORM TO ASTM B 813. PIPING SHALL BE LABELED TO IDENTIFY TYPE OF SERVICE.
7. FLUSH, VENT AND SANITIZE ALL WATER PIPING WITH EQUIVALENT SOLUTION OF 50 PPM OF AVAILABLE CHLORINE UPON COMPLETION.

G. SUPPORTS AND HANGERS
1. HANGERS AND SUPPORTS ARE TO BE PROVIDED TO PROPERLY SUPPORT, SECURE AND ALIGN PIPING AND TO MEET CONDITIONS.
2. SPACING TO COMPLY WITH LOCAL CODE REQUIREMENTS.

H. INSULATION
1. INSULATE ALL ABOVE GRADE COLD WATER PIPING AND HORIZONTAL RAIN CONDUCTORS INSIDE BUILDING WITH ONE–HALF (1/2) INCH THICK MOLDED FIBERGLASS HAVING TYPE ASJ JACKET AND VAPOR BARRIER. PROVIDE ONE (1) INCH THICK INSULATION FOR ALL HOT AND TEMPERED WATER PIPING.
2. INSULATE ALL EXPOSED WASTE AND SUPPLY PIPING UNDER LAVATORIES WITH THE HANDI–LAV GUARD INSULATION KIT BY TRUEBRO.
3. INSULATE ALL CONCEALED WASTE PIPING FROM WATER COOLERS.
4. INSULATE ALL SANITARY DRAINS IN CEILING SPACES WITH 1/2" THICK FIBERGLASS HAVING TYPE ASJ JACKET AS MANUFACTURED BY OWENS–CORNING FIBERGLAS CO.
5. INSULATION SHALL BE MANUFACTURED BY OWENS–CORNING FIBERGLAS COMPANY.

FIRE PROTECTION SPRINKLER SYSTEM

A. SCOPE
1. FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AS REQUIRED TO INSTALL COMPLETE FIRE PROTECTION SYSTEM FOR PROJECT.
2. SPRINKLER WORK FOR PROJECT ESSENTIALLY CONSISTS OF THE FOLLOWING:
   a. THE RISER PROVIDING SERVICE COVERAGE TO THE TENANT SPACE IS TO BE SEPARATE AND INDEPENDENT FROM ALL OTHER TENANTS.
   b. MODIFY EXISTING FIRE PROTECTION SYSTEM AS REQUIRED TO CONFORM TO NEW CEILING AND PARTITION LAYOUT.
   c. FIRE PROTECTION SYSTEM FOR ALL AREAS OF THE PROJECT.
   d. PREPARE SUBMITTAL DRAWINGS AND HYDRAULIC CALCULATIONS IN ACCORDANCE WITH OWNER'S INSURANCE COMPANY, BUILDING DEPARTMENT, AND LOCAL FIRE AUTHORITY'S REQUIREMENTS AND SUBMIT FOR APPROVAL.
   e. FLUSH AND CONDUCT PRESSURE TEST OF COMPLETED SYSTEM IN ACCORDANCE WITH NFPA AND AUTHORITIES HAVING JURISDICTION.
   f. OTHER ITEMS INDICATED ON DRAWINGS OR REQUIRED FOR COMPLETE INSTALLATION.

B. DESIGN BASIS
1. DESIGN BASIS FOR SYSTEM SHALL BE PER ALL APPLICABLE NFPA STANDARDS, INCLUDING, BUT NOT LIMITED TO, BULLETINS 13 AND 30, BUILDING CODE, INSURANCE UNDERWRITER, AND FIRE MARSHAL REQUIREMENTS. SYSTEM SHALL BE A HYDRAULICALLY DESIGNED SYSTEM.
2. PIPE SIZES INDICATED ON DRAWING ARE APPROXIMATE AND SHALL BE VERIFIED AND REVISED PER CONTRACTORS HYDRAULIC DESIGN.

C. DRAWINGS AND CALCULATIONS
1. CONTRACTOR SHALL PREPARE SUBMITTAL DRAWING AND HYDRAULIC CALCULATIONS FOR SPACE IN ACCORDANCE WITH OWNER'S INSURANCE COMPANY AND BUILDING DEPARTMENT REQUIREMENTS.
2. CONTRACTOR SHALL OBTAIN FLOW TEST DATA ON CITY WATER MAIN AND SUBMIT DATA WITH CALCULATIONS. PERFORM FLOW TEST IF ACCURATE RECENT DATA IS NOT AVAILABLE.
3. CONTRACTOR AND DESIGNER SHALL BE STATE CERTIFIED.
4. CONTRACTOR SHALL INSTALL ALL SPRINKLER PIPING AS HIGH AS POSSIBLE, TIGHT TO UNDERSIDE OF STRUCTURE, AND THROUGH JOISTS OR TRUSSES WHERE POSSIBLE WITH DRAINS AND OFFSETS BELOW BEAMS. SPRINKLER CONTRACTOR SHALL COORDINATE SPRINKLER SYSTEM WITH DUCTWORK AND LIGHTS. ALL COSTS ASSOCIATED WITH RAISING SPRINKLER PIPING WHERE THE ARCHITECTURAL DESIGN CANNOT BE ACCOMPLISHED SHALL BE THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR.

D. PIPING
1. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH NFPA REQUIREMENTS AND FM APPROVED.
2. FIRE PROTECTION PIPING SHALL BE AS FOLLOWS:
   a. BELOW–GRADE OUTSIDE BUILDING – DUCTILE IRON, CEMENT LINED, CLASS OF PIPE AS DIRECTED BY LOCAL WATER PURVEYOR WITH MECHANICAL OR PUSH–ON TYPE JOINTS.
   b. INSIDE BUILDING – PIPE AND TUBING SHALL BE STEEL OR COPPER IN ACCORDANCE WITH THE LATEST ACCEPTED EDITION OF NFPA–13.
   c. PIPING SHALL MATCH EXISTING BUILDING STANDARDS.
   d. CONTRACTOR SHALL ARRANGE FOR SHUTDOWN OF EXISTING SYSTEM WITH LANDLORD, OWNER AND INSURANCE UNDERWRITER.
   e. FLUSH ALL PIPING UPON COMPLETION OF PROJECT AND TEST PER NFPA 13.
   f. NO WET SPRINKLER PIPING SHALL BE INSTALLED AT LOCATIONS SUBJECT TO FREEZING. PROVIDE GLYCOL LOOP OR DRY SYSTEM FOR AREAS SUBJECT TO FREEZING.
   g. PLASTIC PIPING IS NOT APPROVED.

E. SPRINKLER HEADS
1. SPRINKLER HEADS SHALL BE 1/2" ORIFICE, K=5.6, 165 DEGREES F, U.L. LISTED, AND SHALL MATCH EXISTING BUILDING STANDARDS.
2. SPRINKLER HEADS SHALL BE AS FOLLOWS:
   a. AREAS WITH EXPOSED STRUCTURE
      1) UPRIGHT – ROUGH BRASS SPRINKLER HEAD.
3. AREAS WITH CEILINGS
   a. SEMI–RECESSED SPRINKLER HEAD – SPRINKLER HEAD WITH RECESSED WHITE, ADJUSTABLE, ESCUTCHEON AT FINISHED CEILINGS 8'–0" AND HIGHER.
   b. FLUSH SPRINKLER HEAD – FLUSH SPRINKLER HEAD WITH WHITE CEILING DISC AT FINISHED CEILINGS BELOW 8'–0"
   c. SPRINKLER HEADS SHALL BE WHITE FINISH. CONFIRM REQUIREMENTS WITH ARCHITECT.
4. FITTING ROOMS:
   a. STALL PARTITION HEIGHT IS 7'–8". G.C. TO COORDINATE SPRINKLER HEAD SPACING WITH PARTITION WALLS.
5. INSTALL HIGHER TEMPERATURE SPRINKLER HEADS WHERE REQUIRED BY CODE OR APPLICATION AND QUICK RESPONSE HEADS IN LIGHT HAZARD OCCUPANCIES.
6. SUBMIT SAMPLES OF SPRINKLER HEADS TO ARCHITECT PRIOR TO FABRICATION OF ANY PIPING.
7. SPRINKLER HEADS SHALL BE CENTERED IN THE CEILING TILE IN BOTH DIRECTIONS.
8. INSTALL INSPECTOR'S TEST CONNECTION WITH VALVE AND TERMINATE DRAIN THROUGH EXTERIOR WALL WITH TEST FITTING AND SPLASH BLOCK. COORDINATE LOCATION WITH ARCHITECT.

F. VALVES
1. INSTALL ALL VALVES REQUIRED BY NFPA WHICH ARE "UL" LISTED AND FM APPROVED.
2. ALL SHUT–OFF VALVES SHALL BE FITTED WITH TAMPER SWITCHES BY FIRE PROTECTION CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR.

HEATING, VENTILATING AND AIR CONDITIONING

A. SCOPE
1. FURNISH ALL EQUIPMENT, MATERIALS, LABOR, TOOLS, ETC., FOR THE COMPLETE HVAC SYSTEM. INSTALL COMPLETE AND PLACE IN OPERATION.
2. HVAC SYSTEM ESSENTIALLY CONSISTS OF THE FOLLOWING:
   a. EXISTING INTERIOR ELECTRIC AIR HANDLING UNITS AND EXTERIOR CONDENSING UNITS.
   b. EXHAUST SYSTEMS.
   c. DUCTWORK, GRILLES, DIFFUSERS AND OTHER ACCESSORIES.
   d. INSULATION OF HVAC ITEMS.
   e. BALANCING, TESTING AND START UP.
   f. TEMPERATURE CONTROL SYSTEM.
   g. DEMOLITION OF EXISTING MECHANICAL SYSTEMS REQUIRED FOR THIS PROJECT.
   h. OTHER ITEMS INDICATED ON DRAWINGS OR REQUIRED FOR COMPLETE INSTALLATION.

B. DUCTWORK
1. FABRICATE AND ERECT ALL DUCTWORK TO ASHRAE AND SMACNA STANDARDS FROM NO. 1 GALVANIZED STEEL. ALL DUCTWORK IN AREAS WITHOUT CEILINGS THAT IS TO BE PAINTED SHALL BE PROVIDED WITH PAINT GRIP FINISH. COMPLY WITH SMACNA STANDARDS AND NFPA BULLETIN 90A REQUIREMENTS.
2. DUCTWORK SHALL BE SMACNA LOW PRESSURE CONSTRUCTION 2" STATIC PRESSURE RATING WITH SEAL CLASS C SEAMS AND JOINTS.
3. ALL DUCTWORK SHALL BE INSTALLED TIGHT TO UNDERSIDE OF STEEL OR TO HEIGHT AS INDICATED ON PLANS. REFER TO ARCHITECTURAL CEILING PLANS AND CONFIRM ALL CLEARANCES AVAILABLE FOR DUCTWORK AND EQUIPMENT PRIOR TO ANY WORK.
4. FLEXIBLE DUCTS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE AND CONNECTED WITH PLASTIC DRAW BANDS TIGHTENED WITH MANUFACTURER'S TOOL. FLEXIBLE DUCTS SHALL BE LIMITED TO 48" STRAIGHT LENGTHS AND ARE NOT PERMITTED IN ROOMS WITHOUT CEILINGS. FLEXIBLE DUCTS SHALL BE ATCO RUBBER TYPE 070, 1 1/2" INSULATION AND VAPOR BARRIER JACKET, R-6, FOR SIZES THROUGH 12", U.L. LISTED, AND MEET 25/50 FLAME AND SMOKE TEST. NO INTERIOR COLOR OTHER THAN BLACK IS PERMITTED FOR FLEXIBLE DUCTS. EQUIVALENT BY VALUFLEX, FLEX–AIRE, FLEXIBLE TECHNOLOGIES,
5. INCLUDE ALL TURNING VANES, MANUAL DAMPERS, FLEXIBLE CONNECTORS, GRILLES AND DIFFUSERS, ACOUSTIC LINING, AND OTHER SHEET METAL ACCESSORIES FOR THE PROJECT. VOLUME DAMPERS TO BE OF OPPOSED BLADE CONSTRUCTION WITH LOCKING QUADRANTS. PROVIDE VOLUME DAMPERS AT SUPPLY AIR RUNOUTS TO ALL CEILING DIFFUSERS.
6. CONTRACTOR SHALL PAINT INTERIOR OF ALL DUCTS VISIBLE FROM FLOOR TO MATCH THE SURROUNDING FINISH.
7. ALL BRANCH CONNECTION FITTINGS IN RECTANGULAR DUCTWORK SHALL BE 45 DEGREE TRANSITION TYPE, CONICAL TAKE–OFFS, OR SPIN–IN FITTINGS WITH INTEGRAL AIR SCOOPS. BUTT FITTINGS ARE NOT ACCEPTABLE.
8. ACOUSTIC LINE RECTANGULAR DUCTS WHERE INDICATED ON DRAWINGS WITH MINIMUM ONE (1) INCH THICK NON–FLAKING, COATED MEDIUM DENSITY LINER. APPLY TO MANUFACTURER'S RECOMMENDATIONS. DUCT DIMENSIONS ARE OUTSIDE DIMENSIONS, AND INCLUDE ACOUSTIC LINING.

C. INSULATION
1. THE FOLLOWING DUCT SYSTEMS, WHERE CONCEALED ABOVE CEILINGS, SHALL BE INSULATED WITH "INSTALLED" R VALUE (AT 25% COMPRESSION) OF NOT LESS THAN 6, WITH FOIL FACED REINFORCED SCRIM JACKET FIBERGLASS DUCT WRAP:
   a. LINED AND UNLINED SUPPLY AIR DUCTS INCLUDING BACKS OF DIFFUSERS.
2. INSULATION SHALL BE FULLY SECURED TO DUCTWORK. LAP AND TAPE SEAMS AND SECURE TIGHTLY TO DUCTWORK WITH WIRE OR STICK PINS.
3. ALL INSULATION TO BE APPLIED IN FULL ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL INSULATION SHALL COMPLY WITH 25/50 FLAME AND SMOKE HAZARD RATINGS PER ASTM E–84, NFPA 255 AND UL 723.

D. CONDENSATE AND OTHER DRAINS
1. EXISTING DRAIN PANS FOR EACH EXISTING AIR HANDLING UNIT ARE TO REMAIN.
2. PIPING SHALL BE TYPE "L" COPPER WITH 95/5 SOLDER FITTINGS OR PVC – DWV PLASTIC ASTM D–2665 WITH SOLVENT WELD SOCKET FITTINGS (IF NOT INSTALLED IN A RETURN AIR PLENUM). PVC PIPING INSTALLED ON EXTERIOR OF BUILDING SHALL BE PAINTED WITH TWO (2) COATS OF WATER–BASE LATEX PAINT RATED FOR EXTERIOR UV–LIGHT PROTECTION.

E. EQUIPMENT
1. HVAC CONTRACTOR TO FURNISH ALL HVAC EQUIPMENT INDICATED AND/OR SCHEDULED ON THE DRAWINGS COMPLETE WITH BASES, ISOLATORS, SUPPORTS AND OTHER REQUIRED ACCESSORIES.
2. INSTALL COMPLETE AND PLACE IN PROPER OPERATION PER MANUFACTURER'S RECOMMENDATIONS, LUBRICATE AND ADJUST AS REQUIRED. FURNISH AND INSTALL CLEAN SET OF FILTERS PRIOR TO BALANCING.
3. EQUIPMENT TO BE MAKE AND MODEL AS SCHEDULED UNLESS OWNER APPROVED, EQUIVAL